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HISTORIC STRUCTURES REPORT  
SAN FRANCISCO CITY HALL



Prepared for  
CITY & COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ARCHITECTURE

July 12, 1993

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Historic structure  
report : San Francisco  
1993.

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## INTRODUCTION

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## INTRODUCTION

The purpose of this Historic Structure Report is to provide the Bureau of Architecture with a general report on the existing condition of the San Francisco City Hall. It is based on a comprehensive general building inspection and evaluation, review of applicable existing documentation, and additional historical research. This report provides information and recommendations to guide future decisions about building repairs, rehabilitation, restoration, and alterations.

Carey & Co. prepared this Historic Structures Report on San Francisco City Hall for the City of San Francisco as part of the Earthquake Safety Program (Phase II). The San Francisco Bureau of Architecture, architect for the project, assisted Carey & Co. with this survey and evaluation.

The Earthquake Safety Program provides funding for the evaluation and rehabilitation of specific City-owned buildings. Forell/Elsesser Engineers, Inc., completed an earthquake damage and repair study in August 1991 which evaluated earthquake damage, reduced structural capacity as a result of the earthquake, and remaining structural capacity. It establishes repair criteria, proposes repair options, and recommends a specific repair scheme.

City Hall is within and contributes to the National Register of Historic Places San Francisco Civic Center Historic District. Therefore, any work on the City Hall should comply with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures*. This report provides the guidance necessary to meet these standards. It includes:

- A description of the Historic Resource.
- A survey of the existing condition of the build-

ing exterior.

- A survey of the interior room by room, noting the existing condition of features and spaces.
- A determination of the significance of architectural features, finishes, and spaces.
- Recommendations for rehabilitating historically significant features and spaces.
- An evaluation of recommendations for integrating existing historically significant features with proposed structural, mechanical, electrical, and disabled-access improvements.
- A recommendation of guidelines to ensure compliance with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* in future building projects.

Carey & Co. staff who conducted the survey and assessment are:

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Selected original drawings and portions of original drawings are included in this report. We acknowledge permission to reproduce these drawings at the permission of the Owner, the Bancroft Library, University of California, Berkeley. Further reproduction of these drawings is not permitted without the express permission of the Bancroft Library.







## BACKGROUND

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## HISTORY

The following history of San Francisco City Hall is an excerpt from the National Register of Historic Places Inventory - Nomination Form.

"When the old San Francisco City Hall crumbled in the first sixty seconds of the 1906 earthquake, it was as if to signal an end to the tradition of corruption, having taken 27 years to build and costing \$5,750,000. Within two years after the earthquake, the most powerful men in the city would be in jail and the voters would have elected a new reform-minded mayor. In 1911, another reform candidate, "Sunny" Jim Rolph, would be elected in a landslide, campaigning to unify the diverse factions of the City and to build a new City Hall and Civic Center

representative of the new era. The development of City Hall is therefore inextricably related to the development of the Civic Center.

A new City Hall had been a public and a political issue since 1906. There was a possibility that the superstructure, or the foundation, or the site of the old building might be reused, but by the end of 1908 demolition was underway and the talk of a new City Hall began in earnest. There were many proposals, including Louis Cowles' perennial, all-purpose radial solution to municipal problems, and a plan by Glenn Allen for a 55 story City Hall which would be the tallest building in the world. Some people thought a monumental structure was



Figure 1 - Polk Street Elevation

improper in light of previous municipal governments, and unnecessarily impractical in view of the recent disaster and continuing drain on city funds for reconstruction of vital services. But most people felt that the City Hall should be sufficiently pretentious to demonstrate to all the world visiting the Panama-Pacific International Exhibition in 1915 that San Francisco has a sense of civic pride and that the City had not merely recovered from the earthquake, but that it was moving forward aggressively.

A City Hall proposal accompanied each successive Civic Center plan, but was voted down twice in bond elections. In the meantime, in 1911, city offices were moved into a hotel then under construction near the old City Hall (now the San Franciscan, a P.S.A. hotel, at 1231 Market Street). Mayor Rolph's election in September 1911 signaled the willingness of the public to proceed with the City Hall and the Civic Center, and in March of 1912, bonds for the combined projects passed overwhelmingly.

In keeping with the open and democratic spirit of the new city government, it was agreed that a competition would be held for the design of the new City Hall. The program for the competition was completed and sent out in April 1912 to any architect who practiced in San Francisco. Seventy-three designs were submitted and judged by a panel whose most influential members included Civic Center Advisory Architects Howard, Meyer and Reid. The winning design by Bakewell and Brown was announced on June 20, 1912.

The winning design was the overwhelming choice of the judges and was enthusiastically received by the public and critics. It was seen as a superior solution to the program that called for an efficient

office building which would also express the important symbolic functions of the seat of government and the center of a large civic complex. The building was designed to occupy the old City Hall site across the plaza from its present location and was planned to take advantage of the view up Eighth Street to that site, with the axis of Eighth terminating in the corner of the building. The sites were reversed in a vote of the Board of Supervisors on the advice of the Advisory Architects and other parties.

Construction began in April 1913 with a ground breaking ceremony attended by the architects, the mayor and many prominent local citizens to mark the beginning of both the City Hall and the Civic Center. In December, 1915 an informal dedication was held, but the City Hall was not completely finished for a few more months. The only alterations in the City Hall have taken place behind office doors except for new elevators installed in 1966. The building has been well maintained and is in good condition.

The San Francisco City Hall is widely regarded as one of the finest examples of classical architecture in the United States. It was a very conservative building for its day and is firmly within the tradition of American capitol buildings dating back to the United States Capitol in Washington, D.C. Yet the influence of the Beaux Arts revival of Baroque ideal and Arthur Brown's masterful hand set it apart. The combination of a high and exuberant dome over a pair of rhythmic and restrained office wings represents the necessarily practical and symbolic aspects of a seat of government. At the same time, the City Hall serves as a powerful centerpiece and focal point for a much larger civic complex, with the dome serving as the end point of important vistas from the east and the west and as



Figure 2 - Rotunda at the top of the Grand Stair

a point of reference elsewhere. Although it was not the first constructed, the City Hall was the first Civic Center building to be designed, and every subsequent building has deferred to its grandeur. The spirit and the details of the City Hall are echoed in every major Civic Center building in such general matters as the character of the office wings and such particulars as the definition and line of the rusticated base.

The finest feature of the City Hall is its dome, whose exterior has been called an effective and coherent summation of the European dome from the 16th to the 18th century, and it demonstrates evidence of the architectural scholarship of Arthur Brown. The interior domed area, with its fine and elaborate detail, its imaginative but correct use of

the classical elements, its grand staircase, handsome blue and gold metalwork and dramatic lighting, is a magnificent Baroque space, comparable to any in the United States. Everywhere, the handling of materials and details is superb.

The more subdued office wings are given rhythm in the breaking forward of porticos and angle features in the Baroque manner. As inside, the coldness and monochrome of the gray granite is interrupted and enlivened with the brilliant use of blue and gold iron and bronze work balustrades and window embellishments.

Aside from the architects, several contributors to the City Hall deserve special mention. Louis Bourgeois, who assisted with the design of the interior,



Figure 3 - Telamons at the Van Ness Avenue Entry Portico

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Figure 4 - Board of Supervisors Council Chamber

had been a student with Bakewell and Brown at the École des Beaux Arts. Paul Deniville, who produced the decorative plaster and artificial stonework of the monumental interior spaces, also did the interiors of the San Francisco Public Library and the now demolished Pennsylvania Station in New York City. Newman and Evans produced the architectural details, and George Wagner, who supervised construction of the City Hall, formerly worked with Burnham and Root.

The development of the City Hall was almost inseparable from that of the Civic Center as a whole. As the first to be designed and one of the first erected, it served as a powerful impetus to the completion of the rest of the project. Politically, it was effectively promoted by Mayor Rolph, both in its planning stages and after its completion, as symbolic of the unity of the people of San Francisco as well as the accomplishments and future promise of the City.

The City Hall has served primarily as a municipal office building, but with its magnificent domed space, it has been utilized for ceremonial purposes on occasion. Visiting American Presidents and foreign heads of state, including Charles de Gaulle and the Queen of Belgium, have been welcomed there. President Harding's funeral was held in the City Hall after he died in San Francisco in 1923. James Rolph's body lay in state in 1934 after he died while serving as Governor of California. House Un-American Activities Committee hearings were held in City Hall in the 1950's.

Arthur Brown was one of the finest of all American classical architects. He had a thorough knowledge of historical architecture which he applied to an imaginative ability to integrate eclectic sources into new and functional relationships, and he was a

master with materials and details. Brown graduated from the University of California in 1896 and from the École des Beaux Arts in 1901, winning three major prizes under the tutorship of the great French architect, Victor Laloux. In 1906 he returned to San Francisco to open an architectural firm with John Bakewell, Jr. Throughout the partnership, which lasted until 1928, Brown was the design partner. In addition to the San Francisco City Hall, Bakewell and Brown designed the Berkeley and Pasadena City Halls, the Horticulture Building at the Panama Pacific International Exhibition in 1915, the Santa Fe Depot in San Diego and many buildings at Stanford University. After 1928, Brown designed the Coit Tower in San Francisco, the Department of Labor, and the Interstate Commerce Buildings in Washington, D.C. and the War Memorial and Federal Buildings in San Francisco. Brown served on the architectural commission of the Panama Pacific International Exhibition in 1915 and the Chicago World's Fair in 1933, and was chairman of the Golden Gate Exposition in 1939.

Brown was always more favorably regarded in France than in America, receiving numerous honors from prestigious French institutions. He was one of the major figures in the Civic Center. He was involved with Burnham in 1905, with the selection of the Civic Center site in 1912, and with all stages of the development of the War Memorial. He designed more individual buildings than any other in the Civic Center, and they stand out as the finest. He was a national figure in the City Beautiful Movement, with his participation in world's fairs, the Civic Center, and his monumental design of the Federal Triangle.

John Bakewell, Jr. was born in Topeka, Kansas in 1873. He came to the San Francisco Bay Area with his family in the 1880s and studied at the University of California under Bernard Maybeck. Phoebe Apperson Hearst loaned him money to go to the École des Beaux Arts in Paris where he met Arthur Brown, Jr. He and Brown returned to San Francisco as partners in 1906, continuing together until 1928. From that time until his retirement in

1942, he worked in partnership with Ernest Weihe. Bakewell was acknowledged by Daniel Burnham for his help in the 1905 plan for San Francisco, and he served on the architectural commission of the Panama-Pacific International Exposition. Throughout his long career, Bakewell served primarily as a sophisticated and capable executive and supervising architect."

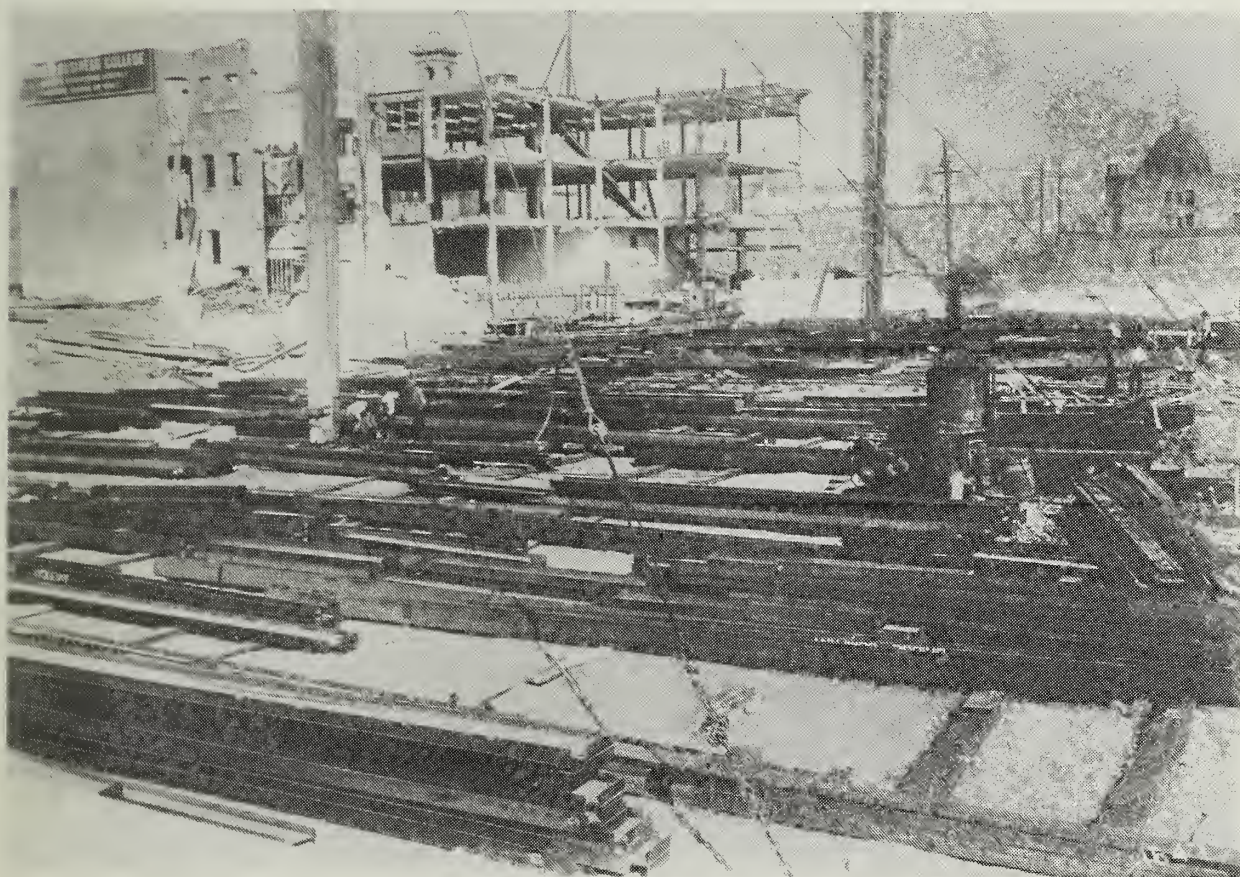


Figure 5 - Construction - 1914

## CHRONOLOGY OF CONSTRUCTION

The following is a selective account of construction, repairs, and alterations to City Hall based on "Municipal Reports," City budgets, Building Permit Applications, newspaper accounts, and the like. For a full list of the sources, see Bibliography section. Where available, a corresponding location of work has been included.

Date	Description	Location
<i>First City Hall</i>		
1850	Hotel purchased as City Hall for \$150,000	Kearny @ Pacific
1851, June 22	City Hall burned down	"
<i>Second City Hall</i>		
1852, June	Jenny Lind Theatre and Parker House purchased as City Hall for \$200,000	Kearny/Washington & Merchant



Figure 6 - Construction - 1914

Date	Description	Location
1864, March	Union Hotel purchased as addition for \$65,000	Kearny & Merchant
	El Dorado Hotel purchased as addition for \$45,000	Kearny & Washington
1866, March	Rear addition to building purchased	"
1868, Oct. 21	Quake damages City Hall front facade; severe damage to walls and two courtrooms	"
<i>Third City Hall</i>		
1870	City Hall design competition; won by Fuller and Laver (Augustus Laver)	
1871, Dec. 28	First stone laid for New City Hall	S.E. corner of Larkin/McAllister
1899	New City Hall turned over to the City	"
1906, Apr. 18-19	Earthquake and fire destroy City Hall almost totally	"
1907	Portion of ruined City Hall temporarily retained and fitted up for Treasurer, Auditor, and Registrar of Voters. Hall of Records repaired and retained in service.	"
1908	City Architect Tharp reports rebuilding is feasible	"
<i>Fourth (Temporary) City Hall</i>		
1910, Nov. 21	Groundbreaking	Market/Eighth
1911	Temporary City Hall opens; designed by Wright, Rushforth and Cahill	"
<i>Fifth (Present) City Hall</i>		
1912, Jan.	Board of Supervisors proposes building new City Hall on old site, and acquires land for a new Civic Center at Van Ness, Hayes, Market, and Golden Gate	Civic Center

<u>Date</u>	<u>Description</u>	<u>Location</u>
1912	Board of Supervisors appoints Advisory Board: John Galen Howard, Frederick H. Meyer, and John Reed, Jr., exempting Howard from residence requirements	
1912, Feb. 13	Supervisors call for a special bond election on March 28, for \$8,800,000 to buy lands and build City Hall	
1912, March 28	Voters overwhelmingly pass the bonds	
1912, March 29	Architectural competition announced for new City Hall, limited to licensed architects who maintained offices in San Francisco on January 1, 1912	
1912, April 1	Supervisors direct City Attorney to commence condemnation of the land selected for new Civic Center. City owned land occupied by third City Hall. Most owners comply willingly and by Jan. 1, 1918, \$4,800,000 had been spent on land acquisition.	Civic Center
1912, June	73 architectural firms submit plans for competition	
1912, June 20	Jury awards design to Bakewell and Brown. Twenty runners-up are awarded \$1,000 each.	
1912, July 1	Supervisors select present site of City Hall in consideration of: approach, architectural effect, convenience, location of plaza, effect of westerly winds on plaza, and streetcar system	
1913, April 5	Official ground breaking	Van Ness, Grove, Polk, McAllister
1913, Oct. 25	Cornerstone laid	"
1914, Jan.-Mar.	Steel work investigation	"
1914, Oct. 21	Steel work completed. Mayor Rolph raises flag.	"

Date	Description	Location
1915, July	Mayor's suite completed	2nd fl.; #200
1915, Oct. 5	All offices and departments open for public inspection	City Hall
1915, Dec. 28	City Hall dedicated (but still 40 days short of completion). Total construction cost \$3,449,262.84	City Hall
1915-1916	\$18,542 spent during fiscal year on maintenance of City Hall and power plant	City Hall
1916, March 9	County Clerk moves in	3rd fl.; #317
1916, March 31	Dome completion celebrated	Dome
1916, Sept. 20	Chronicle reports on use of Japanese oak	Unknown

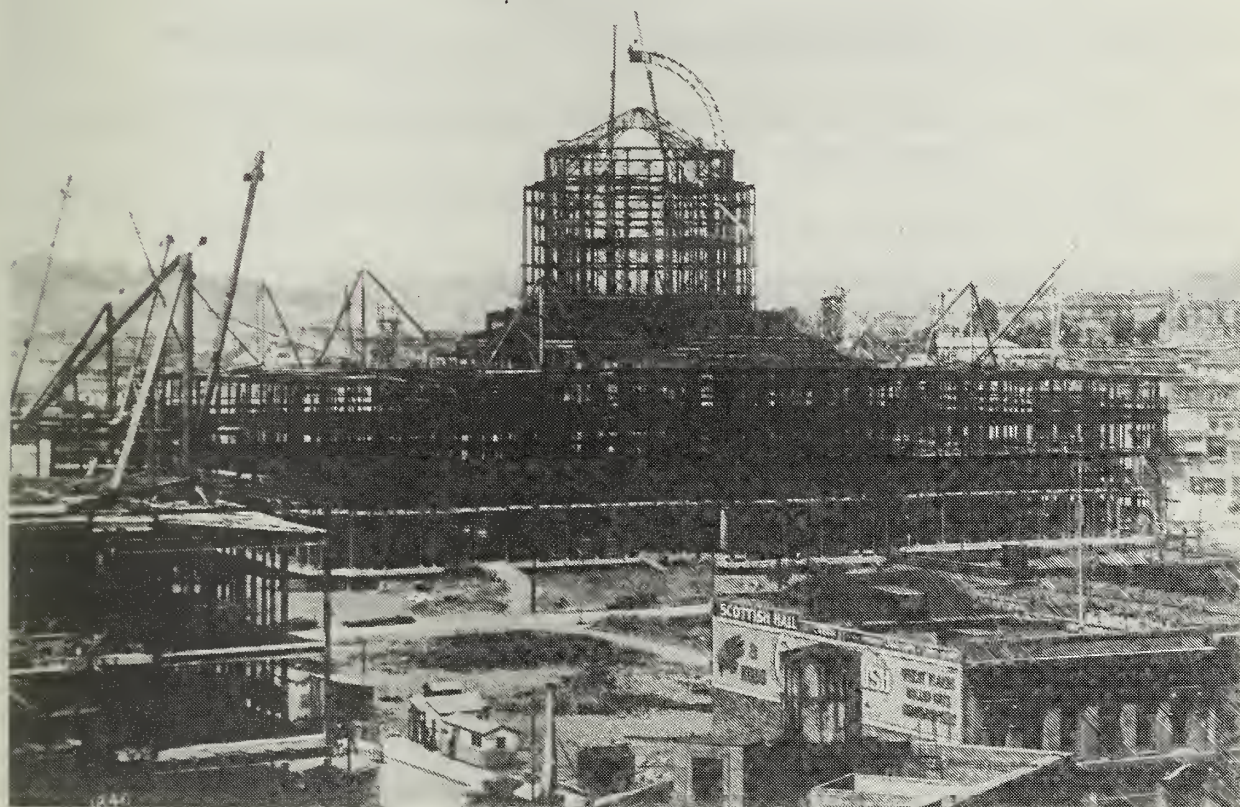


Figure 7 - Construction - 1914

<u>Date</u>	<u>Description</u>	<u>Location</u>
1916, Oct. 9	First meeting of Board of Supervisors in new chambers	2nd fl.; Chambers
1916-1917	\$29,485 spent during fiscal year on maintenance of City Hall and power plant	
1917	Well drilled to provide water for use inside City Hall and for irrigation of Civic Center	Basement; under Van Ness sidewalk
1923-1925	Discovery that north wall of Supervisors' Chambers was/is a sounding board for raps on the marble floor below	1st and 2nd fl.
1925	Exterior lighting for statehood 75th anniversary, \$10,000	Dome
1927-1928	Additional exterior lighting, \$16,000	Exterior 2nd-4th fl.
1928, Aug. 23	Lincoln tablet unveiled	Unknown
1928-1929	\$15,000 for repairs and painting	Unknown
1929	Original fixtures and paneling, curved counter still in place in County Clerk's outer office	3rd fl.; #317
1929-1930	\$15,000 for repairs and painting	Unknown
1930, December	Installation of Rolph inscription above clock	3rd fl.; Rotunda
1931-1932	\$10,000 for repairs and painting	Unknown
1935	Original Controller's Office still in place	1st fl.; Controller
1932, April	Dome gilding considered and rejected	Dome
1937	Multipanel photomontage mural, 26 ft. long, installed in conference room	1st fl.; Assessor
1938	Painting and cleaning planned	Unknown

<u>Date</u>	<u>Description</u>	<u>Location</u>
1942, January	Civil defense control/communications center established, windows sandbagged	Basement; north side
1946, March	Press room redecorated	Unknown
1947, October	Candy counter opens, built by State Bureau of Vocational Rehabilitation	1st fl.; under stairs
1947-1948	\$2,693 in capital improvements for Supervisors	2nd fl.
	\$6,536 in capital improvements for Assessor	1st fl.; Assessor
	\$1,475 to install wiring and fixtures	3rd fl.; Municipal Cts.
	\$1,515 to install wiring and fixtures	1st fl.; Recorder
	\$8,146 for new lighting system	1st fl.; Tax Colctr.
1948	Installation of pigeon control: 2-faced metal owls	Roof ledges
1948, May	New courtroom opens	3rd or 4th fl.
1948-1949	\$3,258 for improvements to Superior Court	4th fl.; #404
	\$20,281 for alterations to Civil Service Commission offices	1st fl. or Basement
1949, April 2	New information booth opened, \$1,935	1st fl.; Polk lobby
1949-1950	\$3,109 in improvements for Tax Collector	1st fl.; Tax Collector
1950-1951	\$2,144 in improvements for City Attorney	2nd fl.
	\$29,949 to remodel Superior Courtroom	4th fl.
	\$41,960 to renovate exterior of City Hall	Exterior
	\$2,286 to repair skylights	1st fl.
1950-1951	\$15,261 to alter Reproduction Bureau	5th fl.

<u>Date</u>	<u>Description</u>	<u>Location</u>
1951	New paint (chartreuse walls, ivory ceiling) in marriage license bureau	3rd fl.; #327
1951	Testing of venetian-blind-type pigeon-control device	Roof ledges
1951, Feb. 16	Fire inside dome at layer of wood between the copper dome and plaster interior	Dome
1951-1952	\$1,684 to remodel City Attorney's Office to gain additional space	2nd fl.
	\$2,847 in improvements to Superior Courts	4th fl.
	\$2,223 in alterations to Reproduction Bureau	5th fl.
1952-1953	\$4,341 to survey City Hall for remodeling	
1953	Sticky pigeon-control chemical installed by Crane Chemical Co.	Roof ledges
	<p>City Hall condition report: 1915 heating plant, retubed once, serving City Hall, Civic Auditorium, Library, Health buildings, is "under capacity for peak winter loads without any standby"; heating within City Hall needs misc. valves, radiators, etc., hot water piping being replaced gradually with copper; cold water piping requires heavy maintenance and should be replaced; courtrooms have exterior noise problems but need operable windows or HVAC; electrical main feeders need renewal; six elevators installed in 1915 and door hardware no longer replaceable.</p>	
1953	Original elevators still in place	Elevators
1953-1954	\$8,315 for improvements to Supervisors' Chambers	2nd fl.; Chambers
1954-1955	\$3,173 to waterproof light court skylights	1st fl.

<u>Date</u>	<u>Description</u>	<u>Location</u>
	\$2,186 for main feeder to City Hall switchboard	Basement
	\$13,524 to construct Warrant Bureau	Basement
1955-1956	\$6,653 for fluorescent lighting	2nd fl.; City Atty.
	\$3,151 for ventilation in Traffic Fines Bureau	Basement
	\$2,120 for main feeder to City Hall switchboard	Basement
	\$12,875 for inspection and maintenance service	Elevators
1956-1957	\$1,415 to ventilate Civil Service	Basement; #6, #8, #9, #10
1956-1957	\$67,496 for main feeder to City Hall Switchboard	Basement
	\$6,617 for alterations to Bureau of Accounts	1st fl.



Figure 8 - Construction - 1914

<u>Date</u>	<u>Description</u>	<u>Location</u>
1956-57	\$5,944 for Payroll alterations and new lighting	1st fl.; Controller
	\$935 for additions to handrails in City Hall	Unknown
1957	Application of "Roost-No-More" pigeon-control chemical	Roof ledges
1957-1958	\$16,102 for inspection and maintenance service	Elevators
	\$11,158 for fluorescent lighting	1st fl.; Controller
	\$3,602 for fluorescent lighting in Superior Court	4th fl.
	\$5,933 for handrails	Unknown
	\$1,731 for resilient flooring, Traffic Fines Bureau	Basement
1958	Mailbox, bird cage style, metal, 1 ton, shipped to Washington, D.C. for a postal museum display	1st fl.; lobby
	Building permit to remodel, est. \$6,930	1st fl.; Registrar
1958-1959	\$1,253 for shelving and casework	4th fl.; Law Library
	\$966 to increase electrical capacity	2nd fl; #200
	\$3,542 to rehabilitate Post Office	1st fl.
c.1959	Application of pigeon-control wire mesh	Roof ledges
1959	Building Permit issued to install non-bearing partitions, wiring, fixtures, and floor covering	3rd fl.; City Attorney
	Building Permit to increase space for Payroll Division	Basement; Controller
1959-1960	\$5,771 for alterations to Payroll Division	1st fl.; Controller
	\$35,527 to remodel Supervisors' offices	2nd fl.; #235 et al.

<u>Date</u>	<u>Description</u>	<u>Location</u>
1960	Building Permit for moveable partitions and suspended ceiling, est. \$42,910	2nd fl.; offices
1960, June 30	Bond issue of 1912 fully repaid	
1960-1961	\$24,185 for inspection and maintenance service	Elevators
1960-1978	Installation of security check-ins	1st fl.; both lobbies
1961	Application of pigeon control: 250 holes drilled for stainless steel posts with stainless steel wires	Roof ledges
1961-1962	\$45,274 for inspection and maintenance service	Elevators
	\$1,303 for repairs in Registrar's Office	1st fl.; Registrar
1962, August	Remodeled committee room opens	2nd fl.; #228
1962-1963	\$66,523 for inspection and maintenance service	Elevators
	\$2,000 for repairs in Registrar's Office	1st fl.; Registrar
1963	Building Permit for lighting, counters, and partitions, est. \$7,722	1st fl.; Civil Service Office
	Building permit for telephone exchange, est. \$30,000	Basement
	Building permit for remodeling north wing, est. \$60,575	Unknown
	Building permit to alter southeast hoistways, including plaster and cut stonework, est. \$37,000	Elevators
	Plans for EDP installation	Basement; #65A
1963-1964	\$44,000 budgeted to recondition second floor	2nd fl.; north wing
	\$31,500 budgeted to recondition space for Bureau of Accounts, DPW	2nd fl.

<u>Date</u>	<u>Description</u>	<u>Location</u>
1963-1964	\$7,000 budgeted for 30 moveable partitions	1st fl.; Assessor
	\$10,800 budgeted for alterations to Supervisors' offices	2nd fl.; #235 et al.
	\$3,100 budgeted to modernize vault alarm system	1st fl.; Tax Collector
	\$7,500 budgeted to modernize burglar alarm system	1st fl.; Treasurer
1964	Install Centrex telephone exchange (\$40,000 budgeted)	Basement
	Building permit to remove brick wall between Rooms 50 and 19, new metal lath and plaster partitions, new light and ventilation for Reproduction Bureau, est. \$48,000	Basement; #50
1964	Building Permit to replace elevator equipment and close in opening, est. \$52,000	1st fl.; elevator, Van Ness lobby
	Plans for extension to EDP	Basement; #65, 65A
	Plans for alterations to EDP	1st and 2nd floor
1964-1965	\$68,629 budgeted for inspection and maintenance service	Elevators
	\$9,100 budgeted for bookcases	5th fl; Law Library
	\$224,000 budgeted to replace three passenger elevators on Polk St. side	Elevators
	\$2,700 budgeted for display lighting	1st fl.; lobby
	\$3,700 for courtroom signs	3rd or 4th fl.
1965	Building permit for elevators: patch plaster, concrete work, ext. stone, painting, structural steel, cut stone est. \$40,000	Elevators; Van Ness lobby
	Plans for ventilation, central EDP	1st fl.; #158A

<u>Date</u>	<u>Description</u>	<u>Location</u>
1965	Building permit for new Payroll offices: Airflo-T-grid ceiling, resilient flooring, drywall and moveable partitions, relocate shelves; est. \$65,000	1st fl.; Payroll
1965	Plans for new acoustical ceilings for Superior Courts	4th fl.; courtrooms
1965-1966	\$8,800 budgeted for new general storage area	4th or 5th fl.; Law Library
	\$30,000 budgeted for space utilization study	
	\$2,000 budgeted and plans prepared to add to Centrex system	Basement
1966	Plans for alterations to courtroom	4th fl.; #426
	Plans for EDP central complex	Basement; #4B



Figure 9 - Construction - 1915

<u>Date</u>	<u>Description</u>	<u>Location</u>
1966-1967	\$34,800 budgeted for alterations to make six private offices	2nd fl; City Atty.
	\$16,000 budgeted to renovate Courtroom and its chambers	3rd fl.; #310
	\$34,000 budgeted to renovate courtrooms and chambers	4th fl.; #407, 417, 465, 466
	\$13,600 budgeted and plans prepared to renovate courtroom	4th fl.; #435
	\$7,500 budgeted for testing lab fume exhaust system	Unknown
1967-1968	\$71,000 budgeted to air condition Supervisors chambers	2nd fl.; Chambers
1968	Building Permit to alter EDP central complex, including electricity and air conditioning, est. \$64,000	Basement, #4A, 4B
1968, Jan. 24	Employee Coffee Room opens	Basement; #54
1971	Plans for security features	1st fl.; #110
1971	Plans for protective railings in some courtrooms	4th fl.
1974	Remove existing wood partitions; new metal studs and gyp. board; install air conditioning	1st fl.; #160
	Building Permit to re-roof and waterproof areas outside 4th floor windows; est. \$230,000	4th fl.; exterior
1974, April 30	Piece of dome falls into Tax Collector's office	1st fl.; Tax Collector
1974, Dec. 18	Visitors Center opens	1st fl; #160
1975	Building Permit for floors, doors and partitions, fire and security, est. \$58,000	Basement; Computer

Date	Description	Location
	Report on City Hall conditions: electric overload so that air conditioning cannot be installed; switchboard	
1975	a fire hazard; no confidentiality in City Attorney's offices because of need for air circulation; several brownouts and blackouts	
1976, June 30	Visitors Center closed	1st fl.; #160
1977	Concrete installed over skylights to protect them from falling pieces of building; work called "masonry waterproofing and skylight reconstruction"	1st/2nd fl; light courts
1978	Plans for security measures in courtrooms	3rd and 4th fl.
	Plans for alterations	2nd fl.; #289, 290
1978, November	Alterations to increase security at window where Dan White entered City Hall to assassinate Mayor Moscone and Supervisor Milk.	Basement; Rm.003
1979	Plans for metal window grilles	Basement
1981	Building Permit to repoint defective granite joints, general cleaning granite areas, and reinforce balustrade at base of dome; est. \$165,000	Exterior
1983	Building Permit to re-roof and waterproof "caged areas of drum portion" of rotunda, est. \$65,000	Roof
1983	Building permit to re-roof main outside, main perimeter, skylights, est. \$100,000	Roof
	Building Permit for new glass door, drinking fountain, carpeting; est. \$28,000	1st fl.; Controller
	Building permit for "repointing of defective granite joints, general cleaning of granite areas, reinforce balcony at base of dome"	Exterior

<u>Date</u>	<u>Description</u>	<u>Location</u>
1983, December	Photomontage mural, 26 ft. long, restored	1st fl.; Assessor
1984, January	Access ramp opens; center revolving door replaced by set of automatic double doors	Exterior; Van Ness side
1985	Building Permit to re-roof and waterproof plaster walls, est. \$140,000	Unknown
1986	Building Permit to demolish existing wall, build new wall, ceiling, flooring, suspended ceiling; est. \$150,000	1st fl.; #155, 158
1987	Building Permit to demolish some non-structural walls, add 2 toilet rooms, shower rooms, 2 new locker rooms, City Hall physical fitness program; est. \$174,000	Basement
1987	Building Permit to alter Press Room, ext. \$22,000	2nd fl.; #238
	Relocate Post Office, est. \$46,000	1st fl.
1988	Building Permit for cooling tower for computer water	Basement
	Building Permit to re-roof City Hall main roofs, copper counter flashings, replace skylights in kind; est. \$450,000	Roof
	Building Permit to repair interior court: patch and clean terra cotta and brick walls, replace perimeter roof; est. \$100,000	2nd fl.; light courts
1988	Plans to remodel	2nd fl.; #271
1989	Building Permit to demolish mezzanine partition, add cabinet, est. \$18,705	Mezzanine; Treasurer
1989, Oct. 17	Loma Prieta Earthquake damage	
1990	Building Permit to remove wood cabinets in vault and raise existing wood cabinet, 8" computer floor; est. \$80,000	1st fl.; Registrar

Date	Description	Location
	Building Permit for earthquake repairs: repair walls of southwest, southeast and northeast shafts; replace adjacent loose marble with plywood, est. \$494,560	Elevators, Main Stairs
1990	Relocate existing wood railing, install partition; est. \$20,000	1st fl.; #167
1992	Original paneling remains in Mayor's Reception and Inner Office	2nd fl.; #200
	Building Permit to replace drain piping, install new roofing, repair concrete floor slabs, repair dome, quake repair; est. \$1,198,000	Roof
	ADA work; est. \$84,000	Various



Figure 10 - View across Van Ness Avenue from Memorial Court

## PUBLIC REVIEW PROCESS

Construction projects involving City Hall may require review and issuance of permits by various local, state, and federal agencies. Local agency review is required for issuance of a building permit. State and federal agency review and approvals may also be required due to funding sources. Finally, the building's historic status invokes additional processes and requirements.

### HISTORICAL STATUS

City Hall is located within the National Register of Historic Places San Francisco Civic Center Historic District, created in 1978 and designated landmark #78000757. The building is also within the National Historic Landmark Civic Center District, listed in 1974. Listing in the National Register of Historic Places required review procedures outlined in Section 106 of the National Historic Preservation Act (NHPA). Listing as a National Historic Landmark is an honorary designation that can be revoked if alterations are excessive or insensitive.

City Hall was designated local landmark #21 on March 13, 1970. Local landmark designation, under Article 10 of the City and County of San Francisco Municipal Code, Part II, Chapter II Planning Code, for the Civic Center Historic District, which includes City Hall is pending. In 1988 the San Francisco Landmarks Preservation Advisory Board (LPAB) proposed Local Landmark designation for the Civic Center Historic District under Article 10 of the local planning code. The San Francisco Planning Commission has reviewed the proposal and are expected to approve it before the end of 1993, when the district will be incorporated as an Appendix to Article 10.

### LOCAL JURISDICTION

The local review process consists of review by the LPAB, the Board of Supervisors, the San Francisco Arts Commission and as a courtesy, the Foundation for San Francisco's Architectural Heritage (Heritage). The Department of Public Works (DPW) is the agency that issues building permits.

### Department of City Planning

Article 10 authorizes the Planning Commission and LPAB to review proposed alterations to City Hall. Specifically, only alterations to City Hall's exterior and selected interiors are subject to review. Filing for a building permit initiates the review process. Any alteration to areas of purview will require a Certificate of Appropriateness (C. of A.) from the LPAB and Planning Commission before the building permit will be approved. We recommend that the BOA submit projects for initial review by the LPAB Architectural Review Committee for feedback during the design phases. Once construction documents are complete, regulations require a review before the full board to obtain the C. of A. The LPAB meets every other Wednesday. Application and requests to be on the calendar for both reviews should be submitted to the Secretary of the LPAB.

The LPAB then forwards the C. of A. to the Planning Department staff or when an appeal is desired, to the Planning Commission. The Planning Commission's involvement also could be triggered by a request for change of use, a change in zoning, or variations from the Planning Code's density, parking, or view infringement requirements.

### Board of Supervisors

Article 10 Section 1006.8(e) "Decisions Affecting City Hall" authorizes the Secretary of the Planning Commission to transmit written notification of the commission's decision on a C. of A. to the clerk of the Board of Supervisors. A hearing will be scheduled by the clerk. During this hearing the Board of Supervisors may either approve, disapprove, or modify the commission's decision. The failure of the Board of Supervisors to act within a specified period, as explained in Article 10, will be considered an approval.

### San Francisco Arts Commission

The City Charter mandates the Arts Commission review of alterations to all City-owned buildings. City Hall's interior and exterior come under the jurisdiction of this commission. The Arts Commission conducts a Civic Design Review of projects within its purview. There are three phases for this review with approval given by a four-member commission. The first phase examines the project's conceptual design. At this phase a project representative should present schematic design drawings and solicit feedback from the commission. The next phase is for the presentation of thoroughly developed project details of proposed materials and colors. The last phase consists of scrutinizing the final working drawings to ensure compliance with the first two phases. The Arts Commission conducts the Civic Design Review on the third Monday of each month. The agency proposing alterations must make a written request to be placed on the calendar. Requests should be addressed to the Civic Design Coordinator. Approval will be required for building permit issuance. A building permit can only be issued without the three-phase review if a waiver is obtained from the Arts Commission.

### San Francisco Heritage

Review by Heritage is conducted by its Issues Committee. Heritage performs this process as a courtesy, and review is voluntary. The project representative should contact Heritage near the conclusion of design development to schedule an appointment for review.

### Department of Public Works

If proposed alterations will require the development of a maintenance plan for the building's exterior, the Department of Public Works should be consulted early in project planning. It is the agency responsible for maintaining the exterior of public Civic Center buildings. There is no official procedure for its review, but the DPW should be contacted as soon in the design process as decisions potentially affecting building maintenance are known.

## FEDERAL AND STATE JURISDICTION

### Section 106

Because City Hall is within the National Register of Historic Places San Francisco Civic Center District, Section 106 procedures must be followed if federal monies are used to finance construction of alterations to it. Section 106 of the National Historic Preservation Act requires that every federal agency consider how each of its undertakings could affect historic properties.

The Section 106 process involves several agencies. These include the federal agency that will execute the undertaking (Agency); the State Office of Historic Preservation (SHPO); other interested parties, and the Advisory Council on Historic Preservation (Council). The Council is an independent agency responsible for advising the President and Congress on historic preservation. It also comments on federal agency actions affecting historic structures.

The Section 106 process begins when the involved federal agency identifies and evaluates potential and recognized historic properties that could be affected by a federally funded undertaking. The Section 106 process defines a historic property as one that is listed or eligible for listing on the National Register of Historic Places. The Agency must identify all National Register-listed structures and, equally important, all potentially National Register-eligible structures. If an area has never been thoroughly surveyed, the Agency and SHPO must decide whether to perform a survey. After compiling eligibility information, the agency and SHPO will decide which structures are National Register-eligible.

If historic properties are within an area which could be directly or indirectly affected, an assessment must be made of the potential effects caused by the undertaking. This evaluation may require various pieces of supporting documentation such as an archaeological records search of the potentially affected area, 360° photographs of the site, architectural drawings, and a written description of the undertaking. Sometimes documentation complying with the National Environmental Policy Act (NEPA) must be presented.

It is the Agency's responsibility to perform this assessment of potential effects on historic and archaeological resources, although the SHPO may resist. The SHPO advises Agencies to discuss the project with the SHPO early in the planning process; the SHPO often can present valuable insight into mitigating potentially negative effects.

The Agency can make three possible determinations based upon the prepared assessment:

- No Effect: If the Agency decides that the

proposed project will have no effect of any kind on the historic properties, it notifies the SHPO and interested parties of its determination of no effect. If the SHPO does not object, the Agency may proceed with the project.

- No Adverse Effect: If there could be an effect, but the effect would not be harmful to the historic property in question, the Agency obtains the SHPO's concurrence and submits to the Council a determination of No Adverse Effect. Alternatively, the Agency can submit its determination of No Adverse Effect directly to the Council for review and simply notify the SHPO of its determination. Unless the Council objects, the Agency proceeds with its project or activity.
- Adverse Effect: If there could be a harmful effect to a historic property, the Agency begins the consultation process as described below.

### The Consultation Process

During this process the Agency and SHPO try to find ways to avoid an adverse effect. Other interested parties can be involved in this process, such as the City and County of San Francisco, Indian tribes, or federal applicants for grants, licenses, or permits. The Agency, in this case the Federal Emergency Management Agency (FEMA), is then responsible for collecting documentation, and informing the public that a consultation is underway. If the consulting parties agree as to the best way to mitigate harm to a historic structure or structures, they sign a Memorandum of Agreement (MOA). They then send the MOA to the Council for final approval of the proposed action. The Council can request changes to the MOA or write comments and give the approval to proceed with the proposed project pending resolution of com-

ments. If the consulting parties cannot agree during consultation, the Agency may submit documentation to the Council requesting Council comments. The Council can assist in the consultation process or make the final decision. After the Council accepts the MOA the project may proceed.

Once development of the project begins, the SHPO will require periodic review of the proposed design. Generally, the SHPO reviews alterations to significant buildings during preliminary and schematic design, 30% complete construction documents, and 90% complete construction documents.

### Environmental Review

Any project directly undertaken by any public agency in the State of California is subject to the terms of the California Environmental Quality Act (CEQA). Passed in 1971, CEQA provides a tiered review process for projects that may negatively impact the environment. The scope of the proposed project determines the state agency or agencies that will become involved in reviewing a project.

*Lead agency* refers to the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. For projects related to City Hall, the lead agency is the City of San Francisco Planning Department, Environmental Review Section.

The lead agency is responsible for deciding whether a Negative Declaration or an Environmental Impact Report (EIR) shall be required for any project. "A negative declaration is a written statement that describes the reasons why a proposed project will not have a significant effect on the environment and does not require the preparation of an environmental impact report" (CEQA Ch. 2

short title 2 1064). An EIR is a detailed statement that provides information about a proposed project for agency and public review. CEQA sets specific requirements to insure the preparation of a comprehensive EIR.

### Exemption

Certain proposed projects may be categorically exempt. Several circumstances exempt an Agency from the EIR requirement for a given project. City Hall may be exempt under: 21080, CEQA Chapter 2.6 General 21080, subsections a and b; Article 18 - Statutory Exemptions; and Article 19 - Categorical Exemptions; as follows:

#### *Chapter 2.6 General*

*21080. Names, types of projects requiring EIRs; cites exclusions*

- a. Except as otherwise provided in this division, this division shall apply to discretionary projects proposed to be carried out or approved by public agencies, including, but not limited to, the enactment and amendment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits and the approval of tentative subdivision maps (except where the project is exempt from the preparation of an environmental impact report pursuant to Section 2166).
- b. This division shall not apply to the following:
  1. Ministerial projects proposed to be carried out or approved by public agencies.
  2. Emergency repairs to public service facilities necessary to maintain service.
  3. Projects undertaken, carried out, or approved by a public agency to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken

area in which a state of emergency has been proclaimed by the Governor pursuant to Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code.

*Article 18 - Statutory Exemptions*

*15269. Emergency Projects*

The following emergency projects are exempt from the requirements of CEQA.

- a. Projects to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act, commencing with Section 8550 of the Government Code.
- b. Emergency repairs to public serviced facilities necessary to maintain service.
- c. Specific actions necessary to prevent or mitigate an emergency.

*Article 19 - Categorical Exemptions*

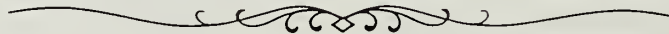
*15302. Replacement or Reconstruction*

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure re-

placed, including but not limited to:

- a. Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures that do not increase capacity more than 50 percent.
- b. Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- c. Replacement or reconstruction of existing utility systems or facilities involving negligible or no expansion of capacity.
- d. Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing before the undergrounding.

Preliminary consultation with the Environmental Review Section of the Planning Department has suggested that this project may not be considered categorically exempt from CEQA requirements but may receive a Negative Declaration. The primary purpose for issuing a Negative Declaration instead of a Categorical Exemption is to allow for public review and comment. To obtain a determination, a letter stating the description of the proposed project and the justification for a Negative Declaration must be submitted to the Environmental Review Section.



## EVALUATION METHODOLOGY

Before conducting the field investigation, Carey & Co. developed specific criteria for the evaluation of City Hall. The criteria provide a systematic evaluation framework and a consistent approach to assessing the multitude of building components, each with different historic values and varying degrees of deterioration. As a result future readers will be able to easily access useful information on rooms and building components.

### EVALUATION RATINGS

First the firm determined the *historic value* or significance of the component on a four-point scale ranging from very significant to noncontributing. Once the significance was established, the firm determined the *condition*, or degree to which historic fabric had deteriorated or been altered. The condition rating is a four-point scale ranging from excellent to poor. Finally, the firm rated the priority or importance of addressing any given deficiency. The *priority* for repair rating is a three-point scale ranging from critical to minor.

#### Historic Value

Historic value entails a professional judgment of the historic importance of each component based upon research in historic documents and on-site observation. There are four ratings:

*Very Significant* - The space or components are central to the building's architectural and historic character.

*Significant* - The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure's historic character.

*Contributing* - The space or components may not be extraordinarily significant as isolated elements but contain sufficient historic character to play a

role in the overall significance of the structure.

*Non-contributing* - The space or components are not historic, or are historic but have been substantially modified. Little or no historic character remains.

#### Condition

Condition describes the degree of fitness of rooms or components:

*Excellent* - The space or components are in virtually original condition.

*Good* - The space or components are intact and sound. Few imperfections are visible, and they require only minor repair work.

*Fair* - The space or components show signs of wear or deterioration.

*Poor* - The space or components are no longer performing their original function or are missing.

*Unknown* - The space or components are inaccessible and condition cannot be assessed.

#### Priority

Priority provides a measure of each deficiency and shows the importance of correcting deficiencies.

*Critical* - Advanced deterioration is present or will occur if the deficiency is left uncorrected. Critical may also signify that the deficiency is causing advanced deterioration of adjacent or related building materials, or poses a threat to life safety.

*Serious* - Deterioration will result in failure or will threaten life safety if not corrected within two to five years. Serious may also signify that failure to correct the deficiency will cause deterioration of adjacent or related building materials.

*Minor* - Routine maintenance and building conservation methods have not been followed. Minor deficiencies do not affect other building materials.







## EXTERIOR EVALUATION

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## ARCHITECTURAL DESCRIPTION

The following exterior building description of San Francisco City Hall is taken from the National Register of Historic Places Inventory - Nomination Form.

"The San Francisco City Hall (400 Van Ness Avenue) occupies the double block bounded by Van Ness Avenue, Polk, McAllister, and Grove Streets. Generally rectangular in its ground plan, the building consists of two squarish office wings linked functionally and symbolically by a high central dome. The dome rests on a rectangular base that is expressed on two long facades in large pedimented porticos. Long doric colonnades in the office wings are expressive of the more practical uses to which they are put.

The City Hall is erected on a steel frame clad in gray Raymond granite. The dome rises over 300 feet above the street, higher than the Capitol in Washington, D.C. The office wings contain four stories above ground and a partially exposed basement. The building is in a late French Renaissance or Baroque style with the principal design feature, the dome, derived from several great domes of the European Renaissance—St. Peter's, Les Invalides, the Val de Grace, and St. Paul's.

The principal facade on Polk Street consists of a long doric colonnade over a rusticated base. The wall is broken by a central pedimented portico and slight projecting pavilions at the angles. The base consists of the first floor and exposed basement, the columned superstructure consists of the second and third floors, and an attic is slightly recessed behind a balustrade over the third floor.

Three arched entrances in the base are reached by a steep flight of steps. The arches are voussoired and contain lavishly ornamented masked keystones flanked by cornucopiae. Intricate door frames and sconces, and a balustrade between the columns in the next level, are all burnished iron painted blue and gold. The balcony is carried on festooned brackets. Six corinthian columns in a superstructure carry a doric entablature with ornamented metopes and a triangular pediment. There are two pairs of columns at the ends of the portico and two single columns more widely spaced between. Between and behind the columns are three French windows opening onto the balcony, large windows overhead in the third floor, and large flat cartouches at the top of the wall. The dentilated pediment encloses a sculpture group designed by Henri Crenier, with a female "San Francisco" beckoning commerce and navigation.

Smooth re-entrant corners effect the transition from the portico to the identical flanking office wings. Between the portico and each angle pavilion there are eight rectangular windows in each of the four levels. The windows in the base are each capped with an ornamental keystone. Each vertical pair of windows in the superstructure is set in a wall slightly recessed behind a row of doric columns. The columns are tied with an iron balustrade at their bases and carry an ornamented entablature above, with bucranes, amphorae, shields, helmets, medallion, and heads of beasts in the metopes. The attic floor behind the interrupted balustrade is crowned with a band inscribed with a wave motif. Alternate windows are flanked with a broad shield design. A short false roof is little more than a coping. The angle features contain a single rectangular window in the base with a

lavishly ornamented festooned keystone beneath a second floor balcony. A vertical pair of windows in the superstructure is flanked by doric columns which carry a small pediment that stops short of the continuing wave frieze that crowns the wall. The tympanum encloses a large shell and sea monsters.

The Van Ness facade is identical except for a few details in the central portico. The entrances in the base are rectangular rather than arched and are surmounted by cartouches in beds of elaborately detailed paraphernalia. Between each entrance telamons designed in the Art Nouveau manner carry the balcony of the next level. The windows in the superstructure of the Polk Street facade are replaced by two-story arches on Van Ness presently glazed with reflective glass. The sculpture group in the pediment, also by Henri Crenier, consists of Wisdom, flanked by the Arts, Learning, and Truth on one side and by Industry and Labor on the other.

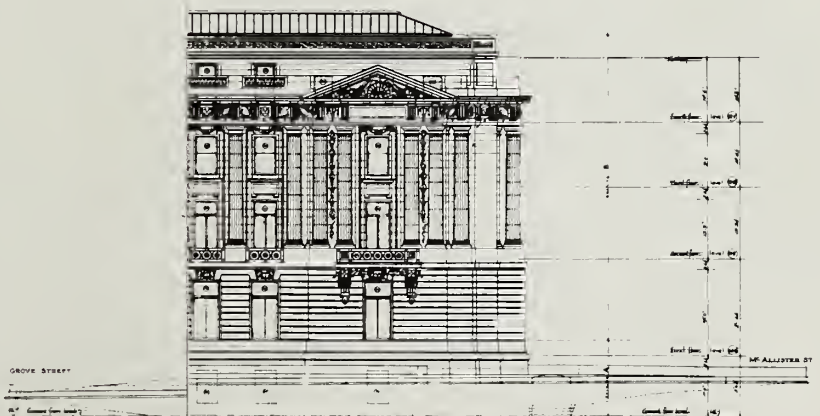
The Grove Street and McAllister Street facades, virtually identical to each other, are simplified versions of the principal facades. Slightly protruding pavilions at the angles are linked by simply fenestrated walls, with pilasters in the superstructure. There are eleven windows in each floor of the long central feature. The angles contain three windows in each floor, with six doric columns in the superstructure carrying a flat cornice. The columns are arrayed like those of the central porticos of the main facades. The seventeen windows of the attic sit behind a balustrade over the third floor and beneath the encircling wave frieze.

The great central dome sits on a square base of four giant pendentives positioned between the

central porticos of the main facades and the large light courts in the office wings. Great semicircular clerestory windows in the base facing the courts light the lower reaches of the domed space. The drum of the dome is encircled by free standing columns carrying a broken cornice. A balustrade ties the columns at their bases and an entablature of triglyphs and ornamental metopes encircle the drum above. There are tall pedimented rectangular windows in the drum between the columns. The vertical line of each column carries through the cornice with an urn, and set back behind the ring of urns is an inner drum with pilasters behind each urn and torches over each pilaster. Between the pilasters of the inner drum are generous garlands.

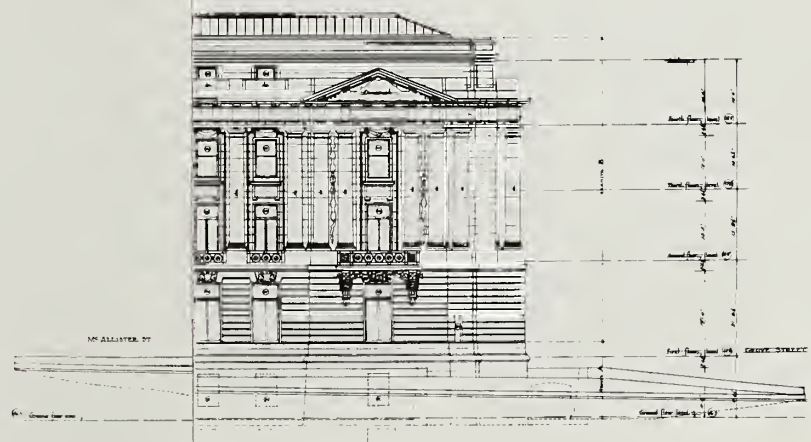
The dome itself is constructed on a steel frame, sheeted with copper and coated with lead. It was originally highlighted with gold. The vertical lines of the columns around the drum rise through the dome to an encircling skullcap of surface decoration. Small bull's eye windows look out from under hooded shells between these vertical striations\*. An encircling iron balustrade at the top encloses a tall spired lantern built on a base of four low arches looking to the cardinal directions. Four taller arches rise over the bay with pairs of freestanding fluted doric columns flanking the arches and carrying a broken cornice. An urn carries through the cornice over each column, and a tall, slender, tapering steeple rises from the center and is crowned with a torch.

There are two pieces of sculpture on the City Hall grounds. A statue of Hall McAllister, a distinguished pioneer attorney, faces McAllister Street on the north side of the building. A seated Abraham Lincoln, copied from the Lincoln Memorial in Washington, D.C., executed by Haig Patigaian, faces the Civic Center Plaza." [\* Carey & Co. has





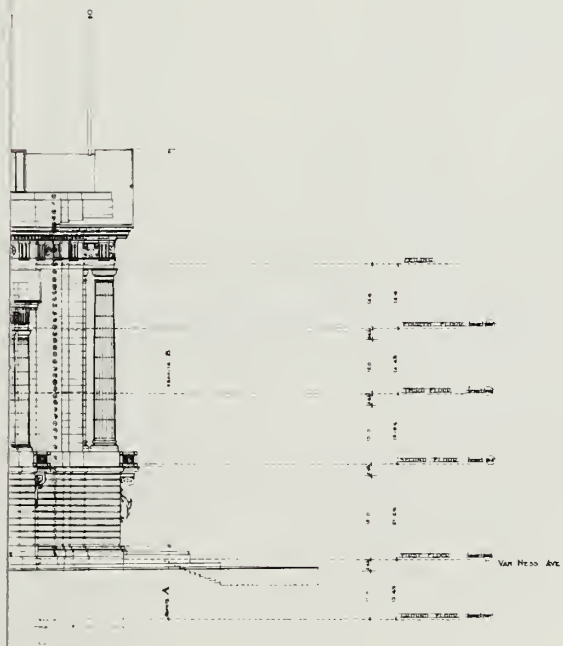
POLK STREET ELEVATION  
SCALE 1/4" = 1'-0"  
SAN FRANCISCO CITY HALL





VAN NESS AVENUE ELEVATION

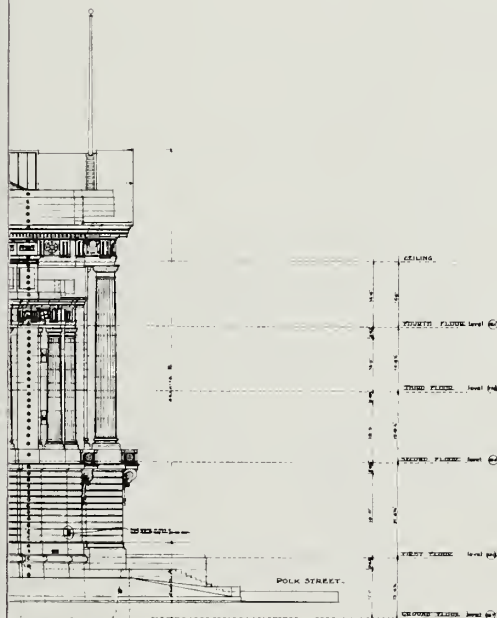
SAN FRANCISCO CITY HALL





M<sup>C</sup>ALLISTER STREET ELEVATION

SAN FRANCISCO CITY HALL





GROVE STREET ELEVATION  
SCALE 1/10  
SAN FRANCISCO CITY HALL

since discovered that only the hooded shells and lantern were originally highlighted with gold leaf. Also, there are no windows beneath the hooded shells.]

A low granite wall surrounds the building on all sides at the sidewalk edge and encloses the basement lightwells. The wall terminates at granite plinths adjacent to the monumental entry stairs at the Van Ness and Polk Street entrances. The granite plinths are surmounted by ornamental cast and wrought iron lamp posts. Granite plinths also flank the original carriage drop off driveways that descend to the basement level on the Grove and McAllister Street sides. The depressed carriage driveways are now used primarily for deliveries and parking (see figure 11).

A handicap access ramp was recently constructed on the Van Ness Street side. It consists of a long granite ramp with short granite walls and extends parallel to the building from the sidewalk to the top of the steps.

Between the sidewalk and the building are landscaped grounds. A variety of small trees and shrubs are planted near the building with a lawn extending out to the low granite wall.



Figure 11 - Grove Street Driveway

## EXISTING CONDITION

The building exterior was surveyed from the ground, roof level, and at various setbacks at both close range and with binoculars. The information gathered on the dome survey is preliminary. A more detailed survey and analysis of the dome is scheduled to be completed in Summer of 1993.

A description of the condition of the exterior building materials is presented below. Due to the general nature of this exterior evaluation and the existing integrity of the facade, assigned the entire exterior of City Hall a single historic value rating of Very Significant. Condition ratings for each material are noted in this section. The Exterior Recommendations section establishes a priority rating for each material and includes proposed repairs for material deficiencies.

### MAIN FACADES

*Historic Value: Very Significant*

The Van Ness Avenue, Polk, McAllister, and Grove Street elevations are constructed of ashlar granite walls, wood and metal windows, wood and bronze doors, cast iron ornamental metal balconies and railings, and cast iron and bronze light fixtures.

#### Granite

*Condition: Fair to Good*

The granite is in generally good condition, except for several critical deficiencies presumably caused by the Loma Prieta earthquake. These include displaced units, minor cracks, minor spalls, and open mortar joints. This damage is primarily evident at the rusticated granite corners, including the projecting entrance porticos. Deteriorated mortar joints are a consistent deficiency across all facades, including granite ashlar, ornamental, and cornice units. Mortar joint failure varies from

hairline cracks to completely open joints. Rust stains have resulted from the existing chicken wire pigeon control on some areas of the facade, especially below granite ornamentation.

#### Wood and Metal Windows

*Condition: Good*

There are several types of wood windows at San Francisco City Hall; wood casement on the first and second floors, double hung windows on the basement and third floors and pivot windows on the fourth floor. All windows have solid bronze hardware. Most of the first and second floor casement windows have been modified with the addition of jalousie window inserts in the bottom portion of the window. All wood window sash and frames appear to be in good condition and exhibit only minor flaking paint. Steel sash windows occur in the Supervisor's Council Chamber on the Van Ness Avenue facade. These windows are in good condition.

#### Bronze Doors

*Condition: Good*

Bronze doors originally existed at all exterior entrances. Bronze swinging doors are located at the Polk Street, Grove Street and McAllister Street entrances. Two revolving doors and one swing door are located at the Van Ness entrance, all three doors at this entrance are wood and glass. All doors are in good condition.

#### Cast Iron Ornament

*Condition: Fair to Good*

The second floor balustrades and balconies, and the entrance door grilles are ornamental cast and wrought iron. This metal, painted blue and gold, is in good condition with only minor finish deterior-

ration except at the Van Ness Avenue entrance. The grilles in this location are rusted and the painted finish has deteriorated.

### **Light Fixtures**

*Condition: Good*

The light pedestals located at the main entrance are a combination of wrought and cast iron, painted bronze color. The light pedestals are in good condition.

### **Alterations**

Alterations to the main facades since the original construction are minimal. Disabled access has been provided with ramps at the Van Ness Avenue elevation. Jalousie window inserts have been added at the first and second floor windows. The center swinging door and the two revolving doors at the Van Ness Avenue entrance have been replaced with wood and glass panel doors.

## **LIGHT COURTS**

*Historic Value: Significant*

The exterior walls of the light courts are brick with terra-cotta pilasters, window lintels, and rotunda window surrounds. The rotunda walls terminate with a granite pediment at the roof. Office windows are wood frame double-hung sash while rotunda windows are glazed with clear decorative leaded glass.

### **Brick**

*Condition: Good*

The brick is buff colored with iron-spots. It exhibits only minor cracking and some mortar joint failure.

### **Terra Cotta**

*Condition: Good*

The terra cotta has a cream colored glaze with dark spots in imitation of the granite on the exterior facade. It is in good condition with only minor cracking, spalls, and mortar joint failure.

### **Granite**

*Condition: Good*

Granite used at the light courts is the same granite used on the main facades. It is in similar condition with minor cracks, spalls and joint failure.

### **Wood and Leaded Glass Windows**

*Condition: Fair to Good*

Wood windows in the light courts are in good condition with only minor paint failure. The decorative leaded glass rotunda windows contain many cracked or missing pieces. The lead comes are also deforming in isolated areas, typically towards the bottom of the windows.

### **Alterations**

With the exception of the concrete - covered skylights at the bottom of the light courts, this area is intact with no visible alterations.

## **DOME**

*Historic Value: Very Significant*

The dome structure consists of a granite base and steel dome clad with flat and pressed ornamental copper (see figures 12 and 13). The dome is surmounted by an elaborate lantern, which was originally highlighted with gold leaf. The walls of the base are punctuated by granite columns, granite pedimented window surrounds, and steel sash windows. Above each column is a free standing granite urn.

**Granite**

*Condition: Good*

The granite in the dome area exhibits the same types of deficiencies noted elsewhere on the building; minor cracking, minor spalls, and open mortar joints.

**Copper**

*Condition: Fair*

The flat and pressed ornamental copper has developed a light green patina and exhibits water staining, general soiling, and minor deficiencies at seams. One of the projecting copper elements at the base of the lantern is missing. Most of the gold leafing that originally highlighted the copper on the lantern has worn away.

**Steel Sash Windows**

*Condition: Fair to Good*

The steel sash windows occur at the base of the drum. The outer steel sash windows are glazed with lead prism glass. The inner steel sash windows are glazed with flat glass. The prism glass is largely intact and in good condition, although heavily soiled. There are several areas where much of the flat glazing at the inner windows is missing and broken.

**Alterations**

The entire dome appears to be intact with minimal alterations. Structural reinforcement has been added at the octagonal drum base granite balustrade.



Figure 12 - Dome

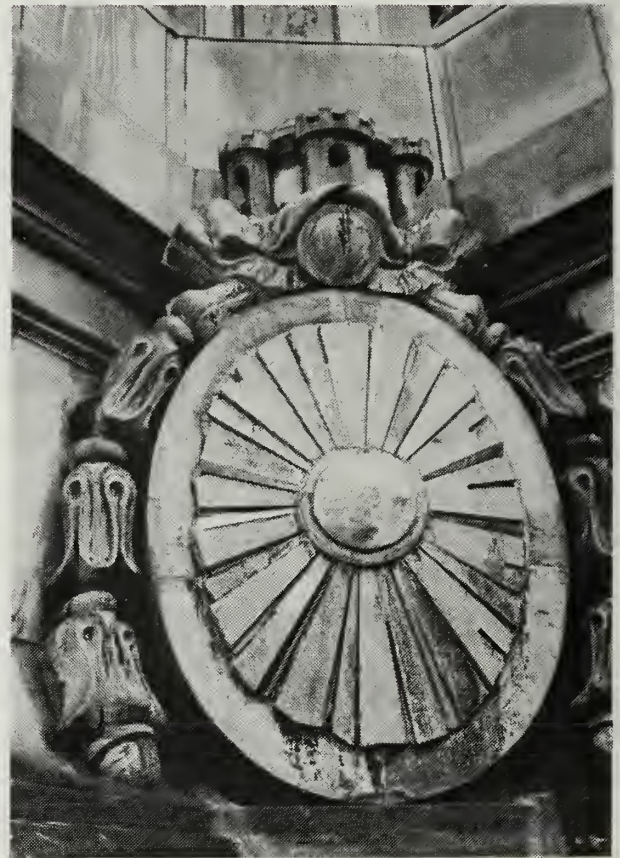


Figure 13 - Shield ornament at lantern





# INTERIOR EVALUATION

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## ARCHITECTURAL DESCRIPTION

City Hall is organized around a primary east-west axis between the Polk Street and Van Ness Avenue central pedimented porticos. At each end of the axis are major entry lobbies. At the center of City Hall is the ornate, domed rotunda. A grand staircase in the rotunda leads to the supervisor's council chamber in the Van Ness Avenue portico at the second floor. The Mayor's suite is in the Polk Street portico, on the second floor. Above the two story council chamber is the Law Library on the fourth floor.

Interior light courts abut the north and south sides of the rotunda. Major rooms, originally containing full ceiling skylights, lie below each light court on the first floor. Major departments occur at each first floor corner, generally organized around a

high-volume area with mezzanine (see figure 14). The north and south office wings are arranged with internal 'u' shaped corridors around each light court at the second through fourth floors. Offices and courtrooms along these corridors have windows either at the exterior facade or interior light court.

The basement is organized around both a major east-west corridor below the first floor lobbies and rotunda, and a major north-south corridor with depressed entrances at Grove and McAllister Streets. Two minor corridors parallel the major north-south corridor to the east and west. Exterior basement rooms with windows are generally office or meeting rooms. Internal basement rooms without windows are generally utility spaces.



Figure 14 - View from mezzanine above tax collector's working area.

## EXISTING CONDITION

An interior survey of each room in City Hall was conducted in September and October of 1992. The intent of the survey was to document and evaluate the existing condition of these interior spaces, paying particular attention to the condition of extant original components and modifications which have occurred over the life of the building. The following section describes: Primary Spaces which are unique within the building and are very significant; Element Types which are consistent elements throughout the interior; and Room Types identifying the balance of rooms which can be organized into typical groups.

The Floor-by-Floor Analysis follows, identifying historic value and condition ratings for each room. The Evaluation Matrices section gives specific historic value and condition information for each room and its associated components. The Exterior Recommendations section establishes a priority rating for each material and includes proposed repairs for material deficiencies.

### PRIMARY SPACES

City Hall contains the following very significant spaces that are unique within the building:

- Rotunda - Rooms A190-A195, B191, B195, C192, A291-A292, B291, B293, C292, A392, A393, B393, C397, C398, D393, A492, A493, B493, C492
- Council Chamber - Room C200
- Mayor's Suite - Rooms D200, D205, D209
- Recorder's Department - Rooms A100-A111
- Registrar's Department - Rooms A114, A115, A118-A120, B101-B106, B108, B109
- Controller's and Treasurer's Department - Rooms C101-C120
- Tax Collector's Office - Rooms D101-D110
- Assessor's Department - Rooms D113-D115
- Law Library, Main Stacks - Rooms B433, B434, B437

### Rotunda

Central to the building's Beaux Arts processional symmetry, the rotunda and related public circulation space are organized hierarchically both horizontally and vertically. Related public circulation spaces are discussed in this section and include: first floor east and west entrances, east and west vestibules; first and second floor east and west galleries; first through fourth floor east and west elevator lobbies, and north and south galleries.

The processional hierarchy begins at the Polk Street east entrance. The visitor is drawn through an entrance, vestibule, and elevator lobby, leading to the ornate, domed rotunda, then up the monumental staircase to the council chamber (see figure 15). The public spaces west of the rotunda, at the Van Ness Avenue west entrance, mirror those on the east side of the building.

### First Floor Circulation

The east and west lobbies are comprised of shallow entrances, columniated entrance vestibules, and elevator lobbies. Swinging bronze doors open to the east entrance from Polk Street, while revolving bronze doors create the entry at the western entrance. On the east side, a five-riser staircase creates a level change between the entrance and vestibule. Floors of the formal first floor areas are a combination of light and dark rose-colored marble, with diamond pattern insets in the entrances and vestibules. Limestone walls have arched openings to the major program spaces. Elevators are pulled into the lobbies, with corridors behind leading to basement staircases and adjacent galleries. Original



Figure 15 - Rotunda

bronze elevator cages survive as service elevators at the northeast elevator bank, while non-contributing elevators comprise the south elevator banks. The northwest elevator bank does not contain functioning elevator cabs. Ceilings are plaster, with coffered vaults at the entry foyers and shallow coffers elsewhere. Lighting fixtures consist of cylindrical pendants on bronze chains.

### *Rotunda*

Centered in the building is the domed rotunda, rising approximately 180 feet above the first floor. The vertical organization of the rotunda is as follows: the first floor, including the monumental staircase; the second and third stories, including galleries and second floor elevator lobbies; the arched transitional level; the colonnaded galleries; and the double, "inner" dome. At the first floor, the rotunda is square in plan, with truncated corners. The walls are rusticated Indiana limestone. Segmental arched doorways, with carved head keystones and swagged spandrels, open to surrounding galleries. Dominating the space at this level is the monumental marble grand stair to the second floor. Prominent stair features include the sensuously curved lower treads and the ornate bronze rail. Massive, freestanding bronze light fixtures stand at each corner of the space.

A two-story transitional level springs from the cornice at the fourth floor level. At the north and south walls, leaded glass windows fill the exterior wall arches. At the east and west sides, the arch intrados and spandrels are elaborately coffered. A dentilated and bracketed cornice ring separates the arched level from the colonnaded gallery above. Corinthian columns dominate this level visually, with segmental arched windows behind and a dentilated cornice above. The inner, coffered dome springs from this cornice. A smaller, shallow-

er dome floats above the coffered dome, hung from truss supports above. The upper dome ornamentation includes Atlantean figures in plaster panels, topped by a heavy plaster cartouche.

### *Galleries*

The second and third floors, linked by two-story Corinthian pilasters, form a distinct spatial unit. In plan, this level continues the truncated square of the first floor with the east and west walls pulled back from bronze balcony railings, creating open galleries. The north and south galleries contain two levels divided into three bays. A heavy dentilated cornice rests atop the Corinthian pilasters at the fourth level, encircling the space. The east and west walls are especially ornate with Corinthian piers creating tripartite elevations, with a central projecting two-story bay flanked by smaller one-story openings. The west elevation is more prominent, where an arch springs from Doric columns standing inside the colossal Corinthian piers. Above the central opening is a cartouche, flanked by two large human figures. At the east wall, the central opening is square, topped by an ornamental clock. Above this is a panel inscribed "James Rolf, Mayor", topped by a figurative panel.

### *Elevator Lobbies*

The second floor west elevator lobby continues the spatial flow from the rotunda to the council chamber. Centered between the two bays of elevators is a circular, skylit colonnaded space. Two-story columns support a heavy circular cornice ring opening to the fourth floor. From the fourth floor lobby, a round skylight directly above the opening illuminates the spaces below, supplemented by a bronze and glass pendent lighting fixture suspended from the center of the skylight. At the west side of the space, the ceremonial procession continues through a corridor with an elaborate two-story

surround framing the council chamber entry. An inscribed panel over the opening, identifying the Board of Supervisors, is flanked by two life-size plaster figures. To the north, the unused elevator bank utilizes one of the bays as a phone room.

The east elevator lobby in front of the Mayor's suite is less ornate, maintaining a more rectilinear configuration than its counterpart to the west. Open to the third floor lobby, the rectangular center portion of the tripartite space, delineated by cast stone Tuscan columns, proudly showcases a large freestanding display housing various flags.

The third floor elevator lobbies, though less ornate, continue to relate to the rotunda, galleries, and lobbies below through the materials: Indiana limestone ashlar walls, cast stone balustrades, and marble floor tiles (white instead of the rose mix on the first and second floor lobbies). Rimmed with a moderately delineated cornice, the ceilings of both are plaster painted to give the appearance and texture of the adjacent limestone. The freight elevators at the northeast elevator bank remain operational; the cast iron and glass doors of the south elevator banks are intact but painted.

The fourth floor elevator lobbies are a continuation of the adjacent corridors rather than the lobbies of the floors below. Floors are white marble tile with a grey-white marble border. The walls continue the motif of the corridors with book-matched marble wainscot panels. Each panel is accentuated with a six-inch vertical strip and marble cap. The upper portion of the wall is capped with picture rail and a heavily profiled plaster cornice. The luminaries of the fourth and third floor elevator lobbies consist of suspended fixtures decorated with acanthus leaves at the globe junction.

### Council Chamber

The council chamber is located in the second floor west portico. The room is rectangular, with truncated corners and raised platforms at the north and south ends. Most surfaces are covered by highly detailed ornamentation that is made of a combination of carved wood, cast plaster, and run plaster. All wood is stained and varnished, while plaster is grained and varnished to simulate wood (see figure 16).

The room has a cork floor, in an alternating pattern of dark and light one-foot-square tiles set on a bias. Baseboards are marble. Wood balustrades separate the audience from participant seating areas. A similar wooden balustrade cordons off the rear platform from the main seating area. Visitor seating consists of wooden pew-like benches with leather upholstery and scrolled arms arranged in rows with a center aisle.

Wall treatment consists of molded wood paneling with paired, fluted pilasters. Paneled wood wainscot covers the walls to approximately six feet high. The panels project forward below the pilasters to form plinth blocks. Upper panels, set between the paired pilasters, display enriched bolection moldings. Inset at the centers of corner panels are elaborately carved wooden grilles, concealing air vents. Paired fluted pilasters are the dominant organizing feature of the walls. Enriched torus moldings, in rosette and woven bands, form the pilaster bases. Vine-patterned cabling enriches the pilaster shafts. The capitals are adorned with "composition" ornament, including acanthus molding at the necks, beaded astragals and enriched echinus moldings.



Figure 16 - North Gallery at Second Floor

Doors are paneled, with heavily molded surrounds. The main entrance doors are three paneled with corner molding enrichment, while the corridor side is more elaborately paneled. The main entry surround is approximately eighteen feet high, with an arched pediment and foliated crest above. Windows, along the west wall, are full height metal sash with arched heads.

The ceiling is the most ornate feature of the space, comprised of octagonal, square, lozenge and triangular coffers. Every surface and molding is enriched and elaborated. Foliated tracery covers the lower face of the ceiling beams. Dentilated crown moldings adorn the coffer edges. Centered within the coffers are cartouches except where light fixtures are suspended. In these locations, bronze chandeliers hang from plaster rosettes centered within square coffers.

#### **Mayor's Suite**

The Mayor's suite, located in the east portico, consists of eight major rooms and an interior passage. The Mayor's personal spaces include an office, dressing room and bathroom. Other rooms in the suite include private offices for the Mayor's assistants, a storage room and a large reception room. Very significant spaces, described below, include the Mayor's Office, Passage and Reception Area.

#### *Mayor's Office*

The Mayor's Office is nearly square with rounded corners on the west wall. The floors are wood parquet with marble baseboards. The walls are lined with oak paneling, divided at chair rail height into two sections of alternating wide and narrow panels. Wood and plaster crown mouldings cap the paneling at the flat plaster ceiling. Doors contain curved panels, and the double doors in the northwest and southwest corners have arched heads.

The east wall contains two transomed French windows. A green and black marble mantle is centered on the south wall. A crystal chandelier set in a cast plaster ceiling medallion supplements non-contributing fluorescent lighting.

#### *Passage*

The interior passage links the Mayor's office with the reception area. Carpeting covers the floor. Walls begin with marble baseboards and wood paneling to doorway height. Above the wall paneling is plaster with maze glass clerestory windows.

#### *Reception*

The Mayor's reception area, at the north end of the suite, has carpeted floor, marble baseboards, and wood paneling similar to that in the Mayor's office. A brass chandelier hangs from a cast plaster ceiling medallion.

#### **Recorder's Department**

The Recorder's department, at the northeast corner of the first floor, is rectangular with square columns and a balcony mezzanine along the west and north walls. An oak-topped marble counter separates the space into public and private zones.

Originally, this room was primarily a public area with a counter, demarking private office and clerk's areas, running along the entire east wall. Floors were marble in the public area and linoleum in the private area. The counter has since been reconfigured into an "L" shape. Private offices, surrounded by glazed marble and oak partitions, survive from the original plan in the southeast corner of the space.

Marble floors remain throughout a majority of the room. The original linoleum floors in the private areas at the east side are now vinyl tile. Walls are plaster with a marble wainscot. Beneath the mezzanine walls are plaster with marble baseboards. The east wall, originally behind the clerk's counter, is plaster with a marble baseboard and wood chair rail. A run-in-place plaster crown molding rings the plaster ceiling which is covered by acoustical tiles.

The most prominent feature of this room is the balcony and staircase. The staircase is marble, with a decorative cast iron railing and oak banister. This railing continues along the mezzanine edge. The ceiling below the mezzanine is simple and coffered.

#### **Registrar's Department**

The Registrar's department office (now shared with the Small Claims offices) is centered on the north side of the first floor rotunda. A central public area dominates the space, with non-contributing office cells centered along the south wall. An oak-topped marble counter surrounds the public area on three sides. Private administrative areas are north and west of the public area, behind these counters.

This space was originally a monumental skylit open space, the counterpart of the Tax Collector's Department directly across the rotunda. The insertion of office cells within this space, and the covering of the skylight have compromised the space's integrity. These alterations appear to be reversible with most other features and finishes intact.

The public area retains its marble floor and wall finishes. An ornate clock, matching that in the Tax Collector's office, hangs from the soffit. An

ornate, dentilated crown molding rings the ceiling. Non-contributing acoustical panels cover the original skylight.

Floors in the administrative areas are covered with carpet, probably with original battleship linoleum below. Walls are plaster above a marble wainscot, topped by a relatively simple run-in-place plaster crown molding. Non-contributing acoustical tile covers the plaster ceiling.

Doors include bronze entry doors to the rotunda set within ornate arched marble surrounds, and double oak doors within a rectangular marble surround centered in the north wall. Interior, nine-lite steel sash windows are set high on the east, west and north walls at the mezzanine level.

#### **Controller's and Treasurer's Department**

These departments, at the southwest corner of the first floor, consist of a suite of public and private areas containing vaults, private and open offices, and public counter areas. The Controller's spaces are in the northern and western portion of this area. The Treasurer's spaces, entered via the Controller's public area, are south and west of the Controller's department.

The entrance to the Controller's office consists of an original oak revolving door within a marble surround. While the Controller's public space is currently at the eastern end, originally it also occupied the northern side of the space, abutting an "L" shaped counter.

The Controller's department public area has a heringbone-patterned marble floor and plaster walls with marble wainscot. Private areas have plaster walls with marble baseboards. Interior glazing

consists of nine-lite fixed steel sash, arranged high up on the walls at the mezzanine level.

The Treasurer's department retains the original "T" shaped public area. An octagonal counter, featuring an oak countertop with a marble base, stands in the center of the public area. A window counter with a marble base and oak-framed glass above, divides the public from private areas. Finishes are similar to those in the Controller's department, except that the marble wainscot extends up to the interior mezzanine windows.

#### **Tax Collector's Department**

The Tax Collector's department is a "T"-shaped room centered on the south side of the first floor rotunda. The rectangular north end contains public space with a non-contributing counter, clerk's desks and two free-standing marble vaults. At the south is a columniated open office space.

The front, public portion of the space contains more elaborate finishes and details. Floors are herringbone-patterned marble. Walls are marble, with a high dentilated plaster crown molding. Steel sash windows are paired, with fluted pilasters between. Door openings to the rotunda are segmental arched with marble surrounds and glazed double bronze doors. Non-contributing acoustical panels cover the original skylight. An ornamental metal clock hangs from the soffit between the front and rear portions of the space.

The open office area to the rear is simpler, with vinyl flooring (originally battleship linoleum), marble baseboards and plaster walls. The plaster ceiling is slightly lower, with simpler, run-in-place plaster crown moldings. Interior windows are steel-sash without the fluted pilaster trim. Doors are three-panel wood with wood frames.

#### **Assessor's Office**

The Assessor's office is in the southeast corner of the first floor. The room is rectangular with square columns. The southeast corner is truncated and the southwest corner projects slightly to the west. While the original configuration had a public area along the north and west walls, the current room includes a public area only at the north end.

Floors in the original public area are marble tile set in a herringbone pattern. Floors in the remainder of the space are vinyl tile. An original marble counter, with non-contributing plastic laminate top divides public from private areas. Walls are plaster, with marble wainscot in the public areas and marble baseboards in the remainder.

Transomed exterior French windows, alternating with square piers, dominate the south and east walls, while steel sash interior windows penetrate the upper west wall. A dentilated plaster crown molding offsets the plaster ceiling, currently covered with non-contributing acoustical tiles. Small painted-over skylights are centered in the ceiling.

#### **Law Library**

The Law Library is in the west portico of the fourth floor above the council chamber. It is a suite comprised of a reading/stack area to the north, a central reception area, and administrative and work rooms to the south.

#### **Main Stacks**

Most prominent in the suite is the reading/stack area, a large rectangular space with skylit ceilings and battleship linoleum floors. Oak bookshelves dominate the space. Double-sided units stand in mid-space rows. Oak shelving also lines the walls

from floor to ceiling. Run-in-place plaster crown moldings occur at the flat plaster ceiling. Large rectangular skylights penetrate the ceiling and provide natural light.

Original suspended lighting fixtures remain at the corners of the skylight. Radiators are prominent. Exactly bookshelf width, they stand at the end of each row. Double-hung wood windows pierce the west wall.

The entry area contains an oak counter, dividing the space into public and private zones. Floors are linoleum. Walls are bookshelf-lined, with a glazed partition creating a small room to the west. The plaster ceiling has a skylight over the librarian's area.

#### *Ancillary Areas*

The southern end of the suite consists of five rooms. A large bindery room, originally called a "stack room" is at the southern end. Other spaces include an office and anteroom, similar to the judge's chambers on this floor, a large rectangular periodical room, and a narrow rectangular space behind the counter area.

### **ELEMENT TYPES**

The following elements and significant items typically occur throughout the building. They are described in detail in this section and are referred to in the Room Types and Floor-by-Floor Analysis sections of this report. See the Interior Recommendations section for specific material type.

- Floor Finishes
- Marble Finishes
- Partition Walls and Trim
- Interior Doors
- Interior Glazing

- Hardware
- Light Fixtures
- Plumbing Fixtures
- Radiators

### **Floor Finishes**

In addition to marble, other original floor finishes include battleship linoleum, unfinished concrete, ceramic tile, terrazzo, cork tiles, wood and metal. Non-contributing surfaces include carpet, resilient tile, vinyl composition and sheet vinyl, and raised floors in computer rooms.

Battleship linoleum is found throughout City Hall in most offices, closets, courtrooms, passages and anterooms. Concrete, sealed with a clear finish, is found primarily in basement utility spaces. Ceramic flint tile and terrazzo are used in basement corridors and restrooms.

### **Marble Finishes**

Marble is used abundantly in public spaces, as flooring, base trim, wainscot, wall paneling, and door surrounds.

#### *Floors*

Dark rose-colored marble on the rotunda floor is arranged in an elaborate, circular geometric pattern centered in the space (see figure 17). The dark tiles are set in a light rose field and arrayed in rings around the center of the pattern. The center ring is a chain pattern consisting of large and small circles. Radiating out from the center are rings of squared dark tiles. Lobby floors consist of light and dark rose-colored marble, with diamond pattern insets in the foyers and vestibules. Marble corridor floors consist of 10" x 20" white tiles with a smaller tile as a border. Field tiles are set on the diagonal at corridor intersections.

### *Walls*

Bases are typically white marble and vary in height from 5-3/8" in the corridors to 9-3/4" in the rotunda. As a wall surface marble is used as a wainscot and as paneling on corridor walls. Where used as a surface material it is either stacked tiles, or book-matched full-height panels.

### *Door Surrounds*

Corridor doorways are commonly trimmed with decorative marble surrounds of varying width and profile.

### **Partition Walls and Trim**

Wall assemblies are a primary character-defining feature of most rooms in City Hall. Original finished wall assemblies have a hollow clay tile structure and are distinguished by the presence of

various glazing and ventilating elements. The wall assemblies include:

- Plaster with clerestories and operable or fixed transoms.
- Plaster with two bands of glazing: fixed glazing from the chair rail to door height; and clerestory and transoms above.
- Plaster with a single band of fixed glazing from the chair rail to door height.
- Plaster with wood paneled wainscot, fixed side lights between chair rail and the top of the door, with clerestories and transoms above.
- Any plaster wall described above with a protruding, built-in wood closet.

All glazing and ventilating elements are trimmed in oak. The walls are finished with oak baseboards, chair rails and picture rails.

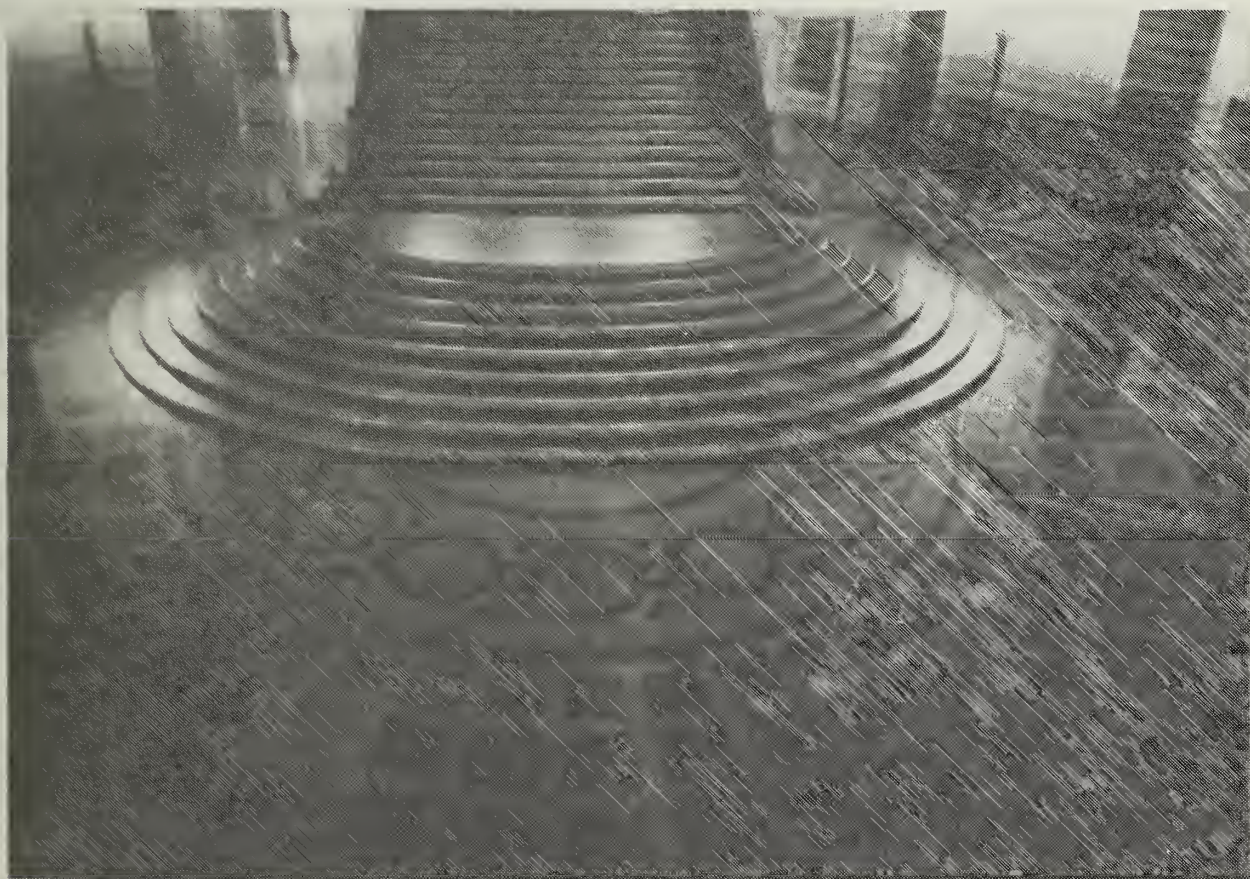


Figure 17 - Grand Stair and Rotunda Floor

Other common trim elements found in City Hall include: wood spindle and wood panel railings in the courtrooms; plaster cornice mouldings and pilasters; and various types of wood shelves, bookcases, and cabinets. Recent walls are simple, unadorned gypsum board assemblies.

### **Interior Doors**

There are three general interior door types: wood, kalamein and metal. Of these, each general type has varied configurations of panels, glazing, and details, all totaling more than 40 possible door types.

The most common door type is the three-panel wood door (see figures 18 and 19). These are found throughout the building in offices and corridors. The panels are solid or a combination of grilles and glazing.

The kalamein doors are found in similar configurations but are located in fire-sensitive areas: stairwells, storage rooms, etc. The most significant feature of the kalamein door type is the faux graining: giving the appearance of the oak counterparts, often located directly adjacent. This graining is worn and in some instances has been painted.

Metal doors are primarily replacement doors or recent additions. Typically they are flush metal with small view panels, and are found in non-contributing ancillary areas such as I.S.D. Control rooms of the basement. Also included in this category are vault doors. Configurations include both double and single inner and outer doors.

### **Interior Glazing**

The glazing of interior walls occurs as clerestory, transom or side light panels. There are two types

of glazing: clear and obscured. The original obscured panels consist of a "maze" pattern which has a slight yellow tint. The remaining obscure glazing consists of pebbled, waved, and frosted, all of which are non-contributing replacement panels. Clear glazing, often original, occurs throughout, most frequently in transoms.

### **Hardware**

Door knobs, escutcheons, push plates, pulls and butt hinges are typically heavy, solid cast bronze with a statuary bronze finish, manufactured by Corbin.

Hardware on the doors to the Mayor's Office and Council Chamber is also bronze, but is larger and more decorative. Nickel-plated bronze hardware is located on the doors to utility spaces like janitor closets and toilet rooms (see figure 20). Most original hardware is in good condition.

### **Light Fixtures**

Original light fixtures remain in City Hall, including the ornate freestanding luminaires in the rotunda, ceiling mounted and suspended incandescent fixtures, and ornamental wall sconces. Ornate glass globes cover the fixtures in the primary public spaces (see figure 21). Fixtures in closets and other utilitarian spaces have globes with a simpler pattern.

### **Plumbing Fixtures**

Most original plumbing fixtures have been replaced or modified, but some original porcelain lavatories and toilets remain in isolated locations.

### **Radiators**

Original 18-fin steam cast iron radiators exist throughout the building. Radiators at the main entrances are hidden by bronze ornamental screens.

## ROOM TYPES

Rooms other than the primary spaces listed above fall into one of four functional categories and can be characterized by one of 19 room types:

### ■ Circulation/Public Spaces

- Main Entrances, Vestibules
- Elevator Lobbies
- Elevators
- Galleries
- Corridors
- Passages
- Anterooms
- Stairs

### ■ Assembly Spaces

- Courtrooms
- Libraries

### ■ Offices

- Open Plan Offices
- Private Offices

### ■ Utility Spaces

- Laboratories
- Vaults
- Staff Areas
- Restrooms
- Storerooms
- Closets
- General Utility

Following are descriptions of the 19 room types, as well as variants encountered during the survey.



Figure 18 - Typical office doors



Figure 19 - Pocket doors at Courtroom

### Main Entrances, Vestibules

This room type includes the east and west entrances and vestibules. These rooms are described in detail in the Primary Spaces section under "Rotunda".

### Elevator Lobbies

#### *Basement Lobbies*

The floors are original terrazzo with marble border and wainscot. The walls and ceiling are plaster with a run-in-place plaster cornice. To accommodate the existing coffee shop, the north elevator bank was removed and columns infilled with plaster walls. The remaining lobby finishes are non-contributing.

### Public Lobbies

This room type includes elevator lobbies on floors one through four. These rooms are described in detail in the Primary Spaces section under "Rotunda".

### Galleries

This room type includes north, east, south, and west galleries on floors one and two, and north and south galleries on floors three and four. These rooms are described in detail in the Primary Spaces section under "Rotunda".

### Elevators

The elevators consist of two types: electric elevators and hydraulic lifts.

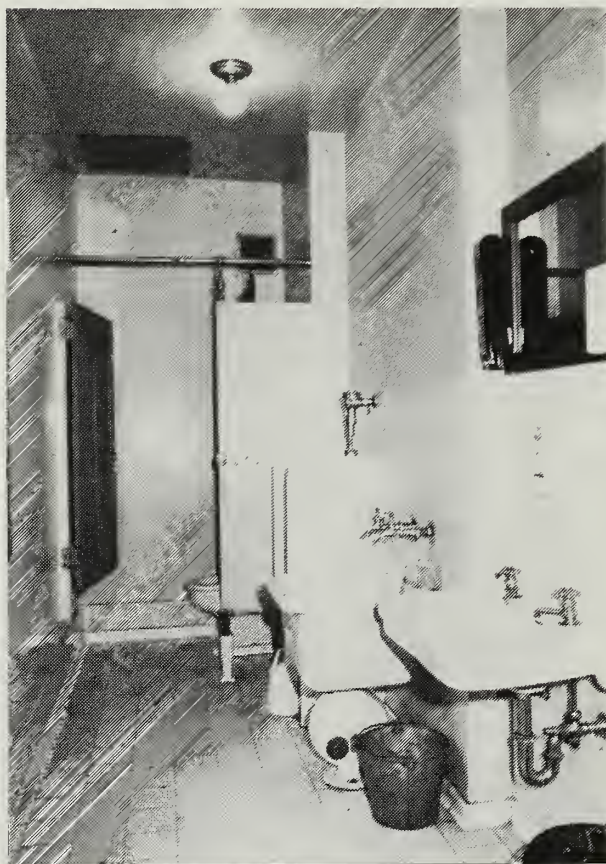


Figure 20 - Attic toilet room



Figure 21 - Sconce at elevator lobby

### *Passenger Elevator*

The two western-most shafts of the northeast elevator bank contain the only remaining original elevators. The navy-and-gold-painted cast iron frames and six-panel glazed doors open to wood cabs. Each cab consists of wood panels with open metal grille work on three sides and on the sloped ceiling. The steel floor is covered with battleship linoleum. Currently these two manually operated elevators are being used as freight elevators; this has caused significant marring and damage to the ornate wood panels. The original Otis operating controls remain.

The two south elevator banks contain modern replacement cabs and doors. The original door frames remain intact.

### *Hydraulic Lift*

The hydraulic lifts of the Treasurer and Registrar of Voters remain in their original locations and appear to be functional. These elevators contain simple metal cabs with metal scissor doors.

The Treasurer's lift services only the basement and first floor; while the Registrar's services the basement, first and mezzanine floors of that department. Both were specified to be capable of lifting floor safes in excess of two-and-a-half tons.

Lastly, there is a book lift in the Law Library from the fourth floor to the book stacks in the attic.

### **Corridors**

There are eight corridor variants in City Hall: Basement Main, Ancillary, and Tertiary; First Floor Ancillary; Second Floor Main, Ancillary, and Tertiary; Third Floor Ancillary; and Fourth Floor Ancillary. Basement corridor variants are differentiated by their finishes. Upper floor corridors all

have similar marble tiled floor finishes and are differentiated by wall finish.

### *Basement Main Corridor*

The basement main corridor runs north-south, the full length of the building, and includes corridors around the main stair to both elevator vestibules. The narrow corridor was originally three column bays wide. Presently, plaster walls occur along the western column line incorporating the corridor as the I.S.D. Controller computer rooms. The existing corridor contains original 6" x 6" white vitreous tile flooring, marble floor border, door surrounds, and wainscot. The ceiling is plaster with simple cornice. All original light fixtures have been replaced with non-contributing fluorescent fixtures. The I.S.D. computer rooms contain similar original corridor materials at extant walls and ceilings.

### *Basement Ancillary Corridor*

Basement ancillary corridors are located west of the west elevator lobby. The floors are original terrazzo with marble border and wainscot. The walls and ceiling are plaster with a run-in-place plaster cornice.

### *Basement Tertiary Corridor*

Basement tertiary corridors are located in the southeast and northwest quadrants of the basement, adjacent to the Board of Supervisors' appeals room and Civil Service offices. The walls are plaster with wood base and picture rail. Some glazed partition walls occur. The wood three-paneled double door assemblies with transom clearly delineate the start and end points of these corridors. Though the configuration of these corridors has not been altered significantly, the remaining finishes, such as resilient tile flooring and fluorescent luminaires, are non-contributing.

*Main Corridor*

The first floor ancillary corridor has two parts, both located adjacent to the Civil Service and jurors assembly room in the center of the northwest quadrant. The corridor contains a mix of ornate and utilitarian finishes reflecting its relationship to the ornate main entry vestibule and rotunda gallery. The marble tile floor and bronze double doors set into white marble surrounds speak directly to the adjacent formal spaces. Walls are book-matched marble wainscot and base with plaster and clerestories above.

The second floor main corridor runs north-south adjacent to the Board of Supervisors' council chamber. The floor is marble tile. The limestone ashlar walls and ornate doors reflect the importance of the adjoining rotunda and Board of Supervisors' council chamber. The original luminaires are suspended from a plaster ceiling that is painted to imitate limestone.

*Ancillary Corridor*

Ancillary corridors are located at the second, third, and fourth floors in front of the main stairs at each corner of the rotunda, and are finished to provide a smooth transition between adjacent spaces. The marble floors, ashlar marble walls and simply corniced plaster ceiling are original and link to similar components in the adjacent galleries, stairs and tertiary corridors. The original luminaires are suspended incandescents with elaborate globes.

*Tertiary Corridor*

The second floor tertiary corridors represent the bulk of the circulation space. The floor is marble tile with a marble border. The tiles are set on the diagonal at corridor intersections. Walls are plaster with book-matched vertical marble wainscot panels, and may contain a glazed clerestory. The ceiling is

plaster with opaque, spherical luminaires. Escutcheons from original gas sconces remain at corridor intersections.

Third and fourth floor tertiary corridors are the primary north-south and east-west circulation spaces. Finish elements are identical to the second floor tertiary corridors, with the exception of ornate wood surrounds at the Superior and Municipal courtroom entries. Fourth floor corridor ceilings contain skylights. Luminaires at all tertiary corridors are ceiling-mounted incandescents with spherical globes.

*Passages*

There are two general variants of this room type: the office entry passage which provides access to multiple offices; and the judge's chamber passage, a short hall that connects the judge's chamber with the secretary's office at the corridor. The office entry passage variant is located on all floors, while the judge's chamber passage variant is found only on the third and fourth floors.

*Office Passage*

This variant has a battleship linoleum floor, plaster walls, and a flat plaster ceiling. It is usually aligned parallel to the exterior of the building, often just off the main corridor, and provides private access to a series of offices. The wall between the passage and adjoining offices is glazed with a clerestory, sometimes with windows extending to the chair rail. The most intact examples of this variant are passages in the City Attorney's department on the second floor.

*Judge's Chambers Passage*

These short passages connect the judge's chamber with the anteroom or secretary's office, which opens onto a main corridor. The floors are carpet-

ed or battleship linoleum, the walls are flat plaster with oak trim. The ceiling is unadorned flat plaster. The passage has a wood door with transom at the antechamber and is open at the judge's chamber. There is generally a second door opening into a private restroom.

### Anterooms

There are two anteroom variants. The first is more ornate and found at the entrance to Superior courtrooms. The second is a simple, unadorned space found at judge's chambers, office suites and the entrance to some utility spaces.

#### *Courtroom Anteroom*

This variant has battleship linoleum floor, plaster walls with panelled oak wainscot and oak trim. The ceiling is plaster with a run-in-place plaster cornice. Corridor doors consist of paired tall, five-panel wood pocket doors. Courtroom doors consist of a pair of hinged, leather-clad wood doors (see figure 22). These doors have a glass view panel, brass kickplates and hardware, and are studded with brass head nails that affix the leather to the face of the door. All finish materials in this variant are original and significant.

#### *Office Anteroom*

Office anterooms have a battleship linoleum or carpeted floor, plaster walls with oak trim and an unadorned plaster ceiling. Doors are hinged, three-panel wood, with brass hardware, often accompanied by an operable transom.

### Stairs

There are four stair variants in City Hall: the grand stair in the rotunda; main stairs adjacent to the corners of the rotunda; ancillary stairs in the center of each quadrant; and tertiary stairs found in the basement, and on the first floor and mezzanine.

Decorative elements range from the highly ornate at the grand stair, to the simple and utilitarian at the tertiary stairs.

#### *Grand Stair*

The grand stair is described in detail in the Primary Spaces section under Rotunda.

#### *Main Stair*

The four main stairs are each located outside the rotunda at the intersection of the galleries and corridors. The east pair rise from the basement to the attic. The west pair rise from the first floor to the attic. Finish materials are less ornate than the grand stair. The stair treads, stringer and ashlar walls are grey-white marble. The balustrade is ornate cast iron with painted navy and gold highlights. Openings at the second, third and fourth floors are framed in marble, and capped with a triglyph.

The stairs are illuminated primarily by the suspended luminaires of the adjacent corridor. An ornate, single-globe wall sconce at the first floor, and skylights at the attic level provide supplemental light (see figure 23).

#### *Ancillary Stair*

There are four ancillary stairs located in the center of each quadrant adjacent to the corridors and small inner lightwells. These stairs rise from the second floor to the attic. Finishes are utilitarian, consistent with their functional nature. The landings are terrazzo with marble borders. The stairs have metal stringers, risers and newels, diamond plate treads, and cast iron, wood-capped railings. There are wall-mounted brass handrails on several floors.

Three-panel kalamein doors access corridors at each floor. The doors have a maze-pattern, wire-glazed upper panel and are painted to imitate the wood grain found on other corridor doors.

Ceiling mounted and suspended incandescent luminaires occur at each landing. These lights supplement natural light from metal awning windows that open into the inner lightwell.

#### *Tertiary Stair*

Tertiary stairs are interspersed throughout the basement, first and mezzanine floors. Each stair is slightly different in configuration and finish, but there are several consistent components and elements: unadorned plaster walls and ceiling, simple metal railing assembly, and either diamond-plate metal or concrete treads.

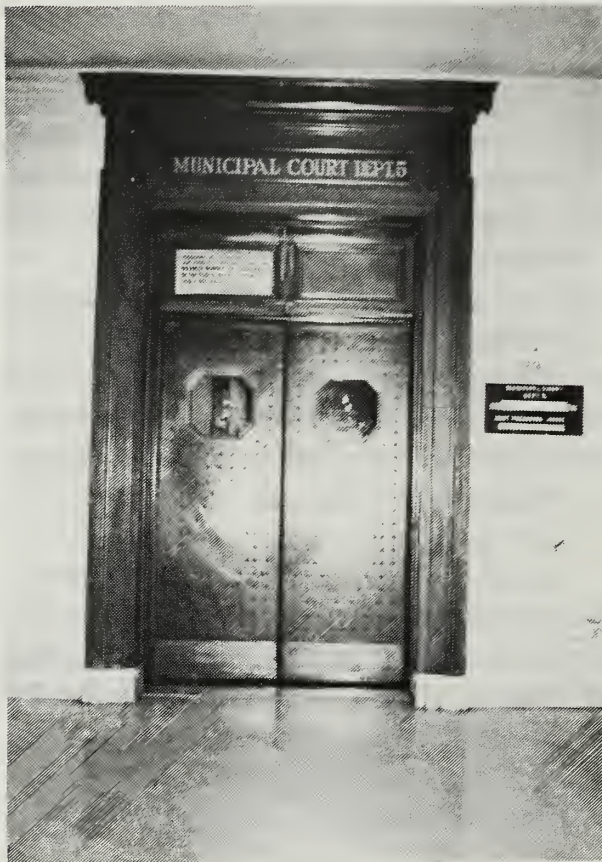


Figure 22 - Leather clad court anteroom doors

#### **Courtrooms**

There are three courtroom variants in City Hall: Municipal courtrooms on the third floor, Superior courtrooms on the fourth floor, and meeting rooms appointed like courtrooms. The Superior courtrooms are more richly appointed than the Municipal courtrooms.

#### *Superior Courtrooms*

Floors are battleship linoleum beneath the gallery and on the public side of the rail, or carpet on the bench side of the rail. Cork tiles are occasionally found on the floor of the bench, in place of carpet. The linoleum is original and significant and has been patched with newer material in several courtrooms. Carpet at the front of the courtroom is non-contributing. Cork flooring is a significant material.

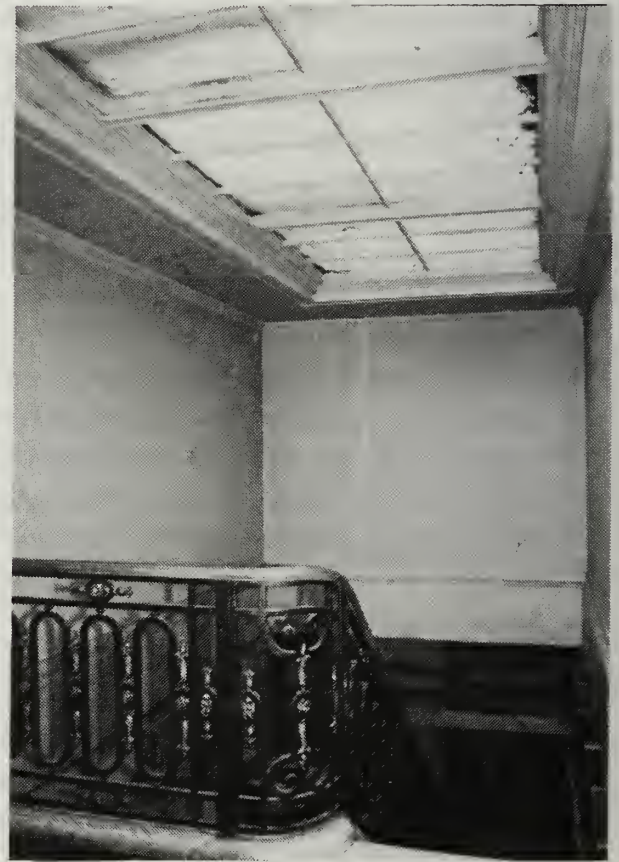


Figure 23 - Skylight at top of main stair

The courtroom walls consist of paneled wood wainscot with plaster panels above the chair rail. These wood-framed plaster panels are divided by narrow wood panels. The cornice mouldings are plaster painted to imitate wood.

A single large recess covers the entire center of the ceiling. The recess consist of wood, plaster painted to imitate wood, and flat plaster. The flat plaster is often covered with acoustical tile. Superior courtroom A432 contains a tripartite recess which has been covered by a furred-down, acoustical tile ceiling (see figure 24).

Public entry into Superior courtrooms is either through an anteroom off the corridor, or through double doors. In either case, the corridor doors are tall, five-panel wood pocket doors. Doors opening

into the courtroom are hinged, leather-clad wood doors with a glass view panel, brass kickplates, and hardware. They are decorated with metal studs.

Superior courtrooms along the north and south ends of City Hall contain wood pivot windows. All other Superior courtrooms contain wood double-hung windows.

In addition to the wood-paneled walls, Superior courtrooms contain wood railings. The railings are open with turned spindles between the gallery and the front of the courtroom, and solid paneled on the dais in front of the bench. Superior courtrooms contain original radiators and electric clocks. Original luminaires are no longer present, replaced by suspended fluorescent fixtures.

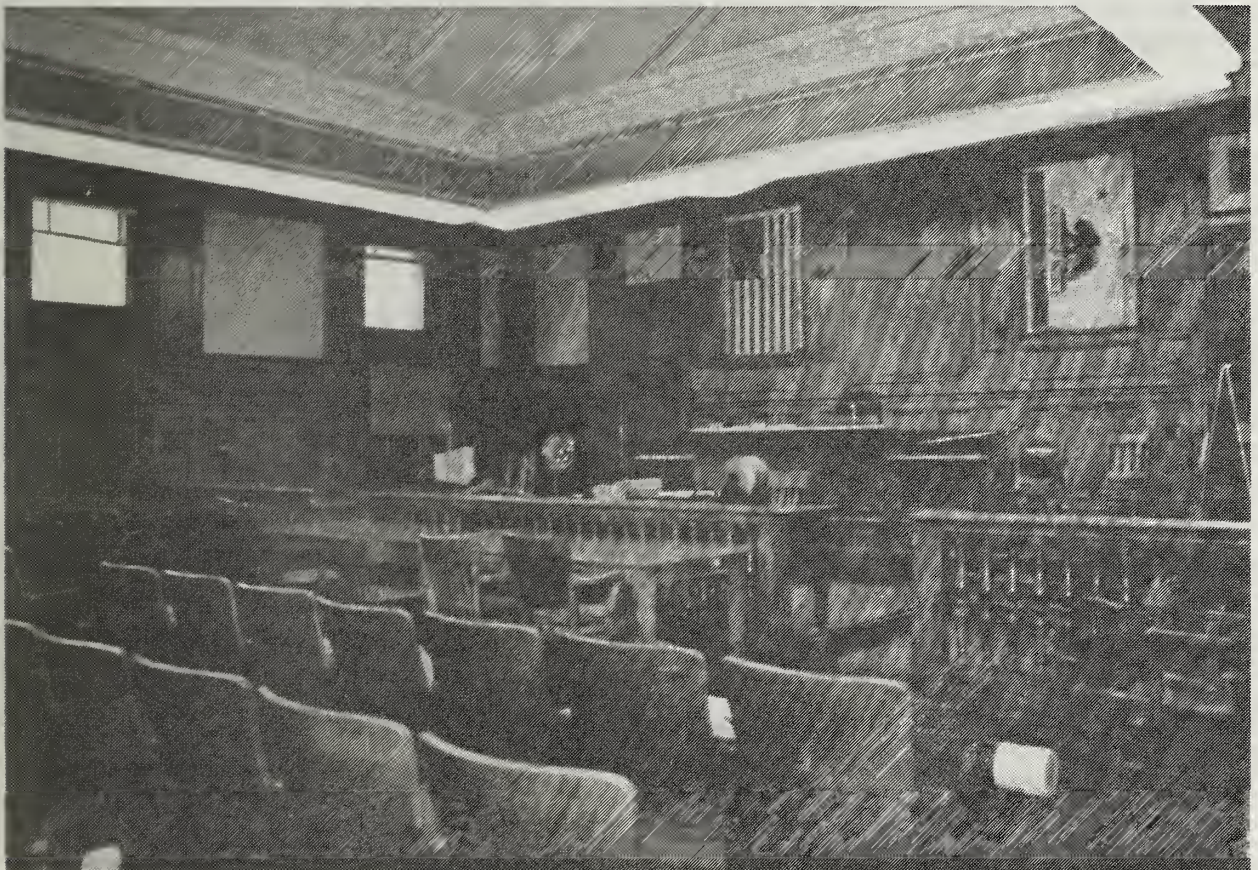


Figure 24 - Fourth floor Supervisor Courtroom

### *Municipal Courtrooms*

The third floor Municipal courtrooms contain finishes similar but plainer than the Superior courtrooms. Floors and walls are similar, except that the wood paneling is not as intricate, and the walls above the wainscot are flat plaster. Ceilings are flat plaster with no recess, and generally have applied acoustical tile.

Municipal courtrooms are accessed from the corridors with the same double door arrangement: a pair of tall pocket doors at the corridor, with a pair of hinged leather doors opening into the courtroom. Windows in Municipal courtrooms are all wood double-hung, opening onto either the light court or the exterior facades of the building.

Railing, radiators, and clocks are similar to the Superior courtrooms. Luminaires have been replaced with suspended fluorescent fixtures.

Several rooms occur throughout the building that do not function as courtrooms but are appointed similarly to Municipal courtrooms.

### **Libraries**

Library rooms in City Hall all have similar finishes and the two library variants differ only by wall type. The Law Library on the fourth floor is an extensive reference resource, consisting of main stacks and several auxiliary areas for library staff and services. The City Attorney's reference library on the second floor and the Municipal Court research library on the third floor are single-room reference libraries. With the exception of their stacks, the Law Library auxiliary areas and two minor libraries resemble private offices.

### *Law Library*

The main stacks are described in detail in the Primary Spaces section under Law Library. Auxiliary areas are located along the passage that extends to the bindery, and have battleship linoleum floors, plaster walls with oak trim, plaster cornice, and a flat plaster ceiling. Most of the areas have a simple skylight overhead with full-height wood bookshelves against the walls.

### *Reference Library*

These two libraries have battleship linoleum floors, plaster walls with oak trim, a plaster cornice, and a flat plaster ceiling with a simple skylight in the center. Full-height bookshelves line the walls.

### **Open Plan Offices**

There are two open plan office variants: general use offices; and the mezzanine in the recorder's office. Open plan offices vary in size from slightly larger than the typical private office, to almost a full building quadrant in the case of the Recorder's office. Most open plan offices are in the basement or on the first floor.

### *General Use Office*

Several general use open plan offices, including the Tax Collector's, Registrar's, Assessor's, Recorder's, and Treasurer's departments are very significant and described in detail in the Primary Spaces section under their respective names.

This office variant has either a marble or resilient tile floor, plaster wall with marble wainscot and base, oak trim, and a plaster ceiling with a run-in-place plaster cornice. Offices within this variant may have plaster pilasters.

### *Mezzanine Office*

The mezzanine in the Recorder's office is a distinct variant of the open plan office, with several finishes not found elsewhere in the building. The floor is resilient tile with regularly spaced glass block panels in a steel frame. Two types of glass block are used: eight-by-ten-inch solid glass tiles; and two-and-one-half-inch square hollow blocks. Most of the mezzanine is enclosed by ornate cast iron railings. Walls are plaster with marble wainscot and base, plaster cornice and flat plaster ceiling. Plaster pilasters are spaced regularly along the walls, and columns are trimmed with plaster doric capitals. The stairs to the mezzanine are metal with marble treads. The railing and stringers are ornate cast iron with oak banister.

### **Private offices**

Private offices are located on every floor in City Hall. This room type has 15 variants, each distinguished by a particular combination of interior wall types. These fifteen variants can be categorized into two general categories: offices with glazed interior walls; and offices with unglazed interior walls.

Private offices were originally configured to take advantage of daylight and natural ventilation. Offices along the building exterior were designed with interior walls containing clerestory windows and operable transoms to admit light and air to adjacent interior rooms. Wall types are distinguished by these glazing and ventilating elements which are the most distinctive characteristics of the variants. Elements such as decorative trim and skylights also identify offices. Thus while room location may indicate general office characteristics, the definitive identifier of office variants is their walls.

Private offices are largely intact throughout City Hall. Many have been subdivided with partition walls to create smaller offices. New partition walls are non-contributing plaster or gypsum wallboard. Most new offices also contain at least one original wall.

Although walls vary, other office elements are generally consistent. Floors were originally battle-ship linoleum over concrete slabs and are now carpeted. Ceilings are original flat plaster, often covered by acoustical tiles. Original incandescent luminaires have been replaced with suspended fluorescent fixtures. Offices may include original and new built-in wood bookshelves, and full-height closets. These closets contain either a coat rail, shelves, or a lavatory. The closets are arranged singly, in pairs, and in some cases in two or more pairs.

### *Offices with Glazed Interior Walls*

These variants are distinguished by original walls that contain glazing and ventilating elements. These walls are significant although they may have been modified. The walls include:

- Plaster with clerestories and operable or fixed transoms.
- Plaster with two bands of glazing: fixed glazing from the chair rail to door height; and clerestory and transoms above.
- Plaster with a single band of fixed glazing from the chair rail to door height.
- Plaster with wood-paneled wainscot, fixed glazing from the chair rail and the top of the door height; and clerestories and transoms above.
- Any plaster wall described above with a built-in closet.

The walls contain oak baseboards, chair rails and picture rails except where they are obstructed by glazing elements.

#### *Offices with Unglazed Interior Walls*

Only a small number of private offices contain unglazed interior walls. These offices often contain windows opening onto the light courts or the building exterior allowing daylight and ventilation. Most offices with no windows were not originally intended to be offices. The plaster walls that characterize this variant have oak trim identical to offices with glazed interior walls.

#### **Laboratories**

Laboratories all adjoin each other in the basement. These rooms have a wood floor, plaster walls with oak trim, and flat plaster ceilings. Walls between the laboratories are glazed.

#### **Vaults**

There are two vault variants in City Hall: concrete vaults found mainly in the basement and on the first floor; and brick-walled vaults found in the basement and on the second floor.

#### *Concrete Vault*

This variant has either a concrete or battleship linoleum floor and concrete base, plaster skim coated concrete ceiling and walls, and built-in wood shelves. The doors are heavy metal security doors; several have been removed.

#### *Brick Vault*

This variant is similar to the concrete vault, except that one or more walls are of brick construction.

#### **Staff Areas**

There are three staff area variants: the locker room, the tiled lounges and the finished lounge. Staff

areas are located on all floors of City Hall except the fourth.

#### *Locker Room*

This variant has a concrete floor and base, plaster walls and a plaster ceiling. Lockers are either built-in or free-standing. The room is generally unadorned and simply detailed.

#### *Tiled Lounge*

This variant has a vitreous tile floor and marble base, and plaster ceiling and walls.

#### *Finished Lounge*

This variant is similar to offices with unglazed interior walls. These rooms have either a concrete or resilient tile floor, plaster walls with oak trim, and a plaster ceiling.

#### **Restrooms**

There are two restroom types in City Hall: public and private. Within the two types are several variants based on finish materials. Restrooms are located on all floors, throughout the building.

#### *Public Restroom*

There is one public restroom variant. It has a 6-inches square vitreous tile floor, plaster wall with either a marble or tile wainscot, marble partitions with wood saloon-style doors, and a flat plaster ceiling. The entry door is usually three-panel wood with an obscure, wire-glass upper panel. Many original lavatories remain, but most other fixtures have been replaced.

#### *Private Restrooms*

This variant includes both private restrooms and retiring rooms. The private restrooms vary from unadorned restrooms serving an office, to more ornate judge's restrooms.

The office restrooms have a vitreous hexagonal or patterned tile floor, plaster wall with tile base and a plaster ceiling. The room often has a marble partition with wood door enclosing the toilet. The lavatory is generally original; the toilet is not. This variant may include an operable transom window above the door or a small window high in the wall.

More ornate variations are located adjacent to private offices and judge's chambers. These are similar to office restrooms, but may include tile or marble base and wainscot, or a skylight. They may also have non-contributing vinyl flooring.

The Mayor's bath has original plaster walls and ceiling, but all other materials are non-contributing contemporary additions.

#### **Storerooms**

This room type has three similar variants: general, basement, and brick. These utilitarian rooms are simple and unadorned.

##### *General Storage*

This variant has concrete floor and walls, and a plaster ceiling. It may include original built-in wood shelves. It is located primarily in the basement and on the first floor.

##### *Basement Storage*

This variant is similar to the general storeroom, except that it has plaster walls.

#### **Brick Storage**

This variant has brick walls and either a wood or battleship linoleum floor.

#### **Closets**

Closets are located on all floors, most often adjoining offices and anterooms. They contain linoleum or carpeted floors. Walls are plaster, with simple wood base, coat rail, and plain wood shelves. The ceiling is plaster with a simple, original incandescent luminaire. Several closets contain narrow, operable exterior windows high in the wall. The door is most often an original three-panel, solid wood door. Closets are generally intact, and are contributing rooms.

There are two additional closet variants: the lavatory closet, with a wall-mounted sink, often original; and the janitor's closet, containing a tile floor, marble base, and slop sink.

#### **General Utility**

Utility spaces are primarily in the basement and are unadorned. The floors are either battleship linoleum or unfinished concrete. Walls are either unfinished hollow clay tile or brick, or are finished in plaster on metal lath. Ceilings are either concrete or finish plaster. Many original luminaires survive in utility spaces. These are generally ceiling mounted or suspended incandescent fixtures. Most original glass globes are missing.



## FLOOR-BY-FLOOR ANALYSIS

This floor-by-floor analysis identifies the historic value and condition of each room in the building. See the previous Primary Room and Room Types sections for descriptions of configuration, elements, and finishes. Unless otherwise noted, most finishes are in good condition with general soiling and minor damage. For detailed information on individual rooms refer to the Evaluation Matrices, Appendix B.

### BASEMENT

The basement remains relatively in its original configuration. Major alterations have occurred to the main corridor along the north-south axis. In the late 1960's, the overall width of this corridor was reduced by two-thirds with the addition of the I.S.D. control rooms. Other alterations include reconfiguration of the northwest elevator bank and west elevator lobby into a coffee shop and food preparation areas. Though the balance of the rooms have minor cosmetic and functional retrofittings, most of the original configurations and finishes remain intact.

#### Elevator Lobbies

##### East Lobby

*Rooms:* A40, D37, D62

*Historic Value:* Significant

*Condition:* Fair - Good

This area includes Rooms A40 and D62 which are vestibules to stairs S1 and S2. These rooms make up the east elevator lobby which remains virtually intact. Alterations consist of replacement cabs and doors at the south elevator bank. The free-standing phone booths are non-original and intrusive elements.

The vitreous tile floors are chipped and cracked with some replacement tiles. The overall condition of the floor is good. The plaster and marble walls and columns have no substantial damage. The marble wainscot is stained and nicked, a similar condition to wainscot throughout the basement.

##### West Lobby

*Rooms:* B28, B28a, C36

*Historic Value:* Significant

*Condition:* Fair - Good

The west elevator lobby has undergone significant alteration with infill walls creating a coffee shop. Room C36 is intact with similar finishes and condition to the east elevator lobby. Rooms B28 and B28a comprise the coffee shop. The columns remain in original locations with minor, reversible cosmetic alterations.

#### Elevators

##### Passenger Elevators

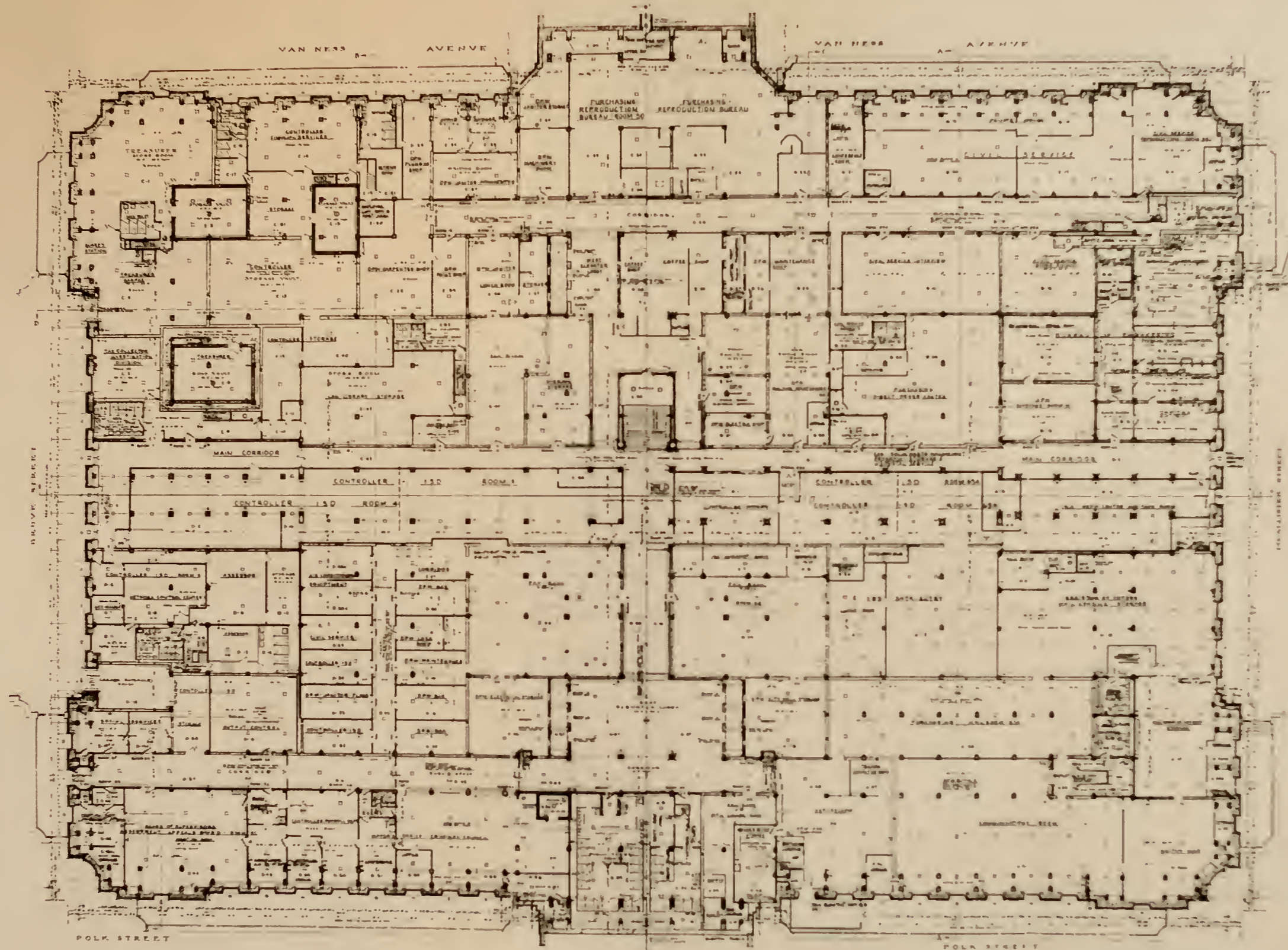
*Rooms:* E1

*Historic Value:* Very significant

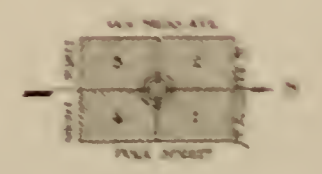
*Condition:* Fair

The elevator shaft contains two original cabs in fair condition with traumatic damage to their wood panels. These original cabs are very significant as remnants of the original 1914 elevator system, of which very few surviving examples exist. The doors at this elevator bank are original, very significant, and in good condition. All three elevator banks contain significant marble door surrounds.





NOTES:



*Rooms:* E2, E4, B27

*Historic Value:* Non-contributing

*Condition:* Good

The current food preparation area of the coffee shop, Room B27, is in the north elevator bank shaft. The original configuration of door openings still exist beneath a new furred wall; the extent of the remaining marble elevator surround must be confirmed. Both E2 and E4 elevator bank cabs and doors are new, non-contributing, and in good condition.

#### Hydraulic Lifts

*Rooms:* A15, (and Treasurer's, Law Library)

*Historic Value:* Contributing

*Condition:* Good

These lifts are original, contribute to the building's overall historic integrity, and are in good condition.

#### Corridors

##### Basement Main

*Rooms:* B1, B2, D3

*Historic Value:* Significant

*Condition:* Good - Fair

These corridors are part of the original three-bay-wide corridor and still function as corridors. A majority of finishes are significant. The east in-fill walls are non-contributing. Wall and floor finishes contain minor cracks, chips, replacement tiles, and are soiled. New door openings have been made in the original wall at Rooms B1, C47, and D3. All original light fixtures have been replaced with non-contributing fluorescents.

*Rooms:* B1a, C36a, C47, D38

*Historic Value:* Significant

*Condition:* Good - Fair

These corridors occur around the grand stair extending from the east to west elevator lobbies. These rooms are intact except where new infill walls occur at Rooms A1, D1, and B28. Wall and floor finishes contain minor cracks, chips, replacement tiles, and are soiled. All original light fixtures have been replaced with non-contributing fluorescents.

*Rooms:* A1, A2, A4, A5, D1, D2, D4, D34, D64

*Historic Value:* Significant, Non-contributing

*Condition:* Good

These rooms were part of the original three-bay-wide basement main corridor. They currently function as entry vestibules, offices, and storage rooms. Original extant wall and ceiling finishes are significant. The balance of infill walls and new floor finishes are non-contributing. Wall and floor finishes contain minor cracks, chips, replacement pieces, and are soiled. Gypsum board walls and acoustical tile ceilings exhibit damage. The original corridor wall has been altered with new openings at Rooms A2 and A5. Original door openings have been infilled at Rooms A4, D1, and D2.

*Rooms:* A3, C48

*Historic Value:* Non-contributing

*Condition:* Good

These rooms function as an entry, storage room, and private office. They are contemporary infill and contain no original finishes except where original floors and ceilings are exposed. Finishes are in good condition.

**Basement Ancillary***Room: C35**Historic Value: Significant**Condition: Good - Fair*

This corridor is intact except for contemporary, non-contributing light fixtures. Finishes are generally in good condition with the exception of minor cracks, chips, and heavy soiling on the floor and wainscot.

**Basement Tertiary***Rooms: B16, B40, D39, D40, D41, D42**Historic Value: Significant**Condition: Good*

These corridors are intact and in good condition with the exception of minor cracking and chipping of finishes. All original light fixtures have been replaced with non-contributing fluorescents.

**Passages***Rooms: C7, C9, D52**Historic Value: Contributing**Condition: Good*

These passages are intact and in good condition. Room C9 was originally a locker room.

*Rooms: C3b, C10, D5, D14**Historic Value: Non-contributing**Condition: Good*

These short corridors have been subdivided from larger areas and are not original. All new components are non-contributing but remaining original finishes are contributing.

**Stairs***Grand Stair**Stair: S00**Historic Value: Very significant**Condition: Good*

This stair is a continuation of the rotunda grand stair above. Stair treads are marble with marble tile walls and a limestone surround at the first floor. It is in good condition.

**Main Stairs***Stairs: S01, S02, S04**Historic Value: Significant**Condition: Good*

These stairs are the Main Stairs in the east and southwest quadrants. These stairs are intact and in good condition.

**Tertiary Stairs***Stairs: S09, S013**Historic Value: Significant**Condition: Good*

Stair S09 originates in stairhall A025 and leads to the Recorder's Department. Here concrete treads have been substituted for marble. Cast in the stringer is a wave and acanthus leaf bas-relief. The cast iron handrail is capped with an oak handrail. This stair is intact and in good condition. Stair S013 is located at the north end of the Civil Service Corridor stairs and stringers are marble. Railing is ornate cast iron with brass handrail. The east plaster wall is severely cracked.

*Stairs:* S010, S011, S012, S014, S016, S018, S020, S022

*Historic Value:* Contributing

*Condition:* Good

These stairs connect first floor departments with service areas in the basement. Treads are concrete with the balance of typical finishes. All components are in good condition with the exception of chipped and cracked plaster walls at stairs S010, S011, and S012.

### Stairhalls

*Room:* A25

*Historic Value:* Significant

*Condition:* Good

This stairhall encloses stair S09 and is original. It is intact with terrazzo floor, marble base, and plaster walls and ceiling.

*Rooms:* A16a, C19, D13

*Historic Value:* Contributing

*Condition:* Good

These stairhalls serve stairs S10 and S11 and are not original. As such all finishes are new and non-contributing.

### Courtrooms

*Meeting Room*

*Room:* D43

*Historic Value:* Significant

*Condition:* Good

The Board of Supervisors - Assessment Appeals board room differs from the upper floor municipal courtrooms in wall type and doors. The west wall consists of a plaster wall with oak chair and picture rails with a clear glazed clerestory below picture-rail

height. The west portion of the north wall is comprised of an office doorway flanked with side lights and capped with a transom light. The east portion is a common plaster wall with oak chair and picture railing.

The carpeted, two-tiered dais is situated in the southern portion of the room behind a turned oak railing. The large paneled desk sits atop the second tier. Built-in cabinets flank the windows of the east wall. The overall condition of the room is good with the exception of peeling paint.

### Offices

*Rooms:* A26, A27, A28, B17, B18, B19, B20, B20a, B21, C5, C24, C25, C27, D6, D7, D11, D19, D44, D46, D47, D48, D49, D50, D51, D54, D55, D58.

*Historic Value:* Contributing

*Condition:* Good

Open plan offices in the basement contain simpler finishes than open plan offices on the upper floors. Walls and ceilings are plaster with marble trim. Floors are cork or non-contributing carpet.

An original glazed office partition wall occurs in Room A27. The Civil Service suite of offices, Rooms B17-B21, are intact with contributing finishes. Rooms E6, D7, D11, D19, and D19a are intact offices in good condition. Suite C24-C27 is an intact suite of offices containing a significant partition wall system.

Suite D44-D58 is an intact original suite of offices currently occupied by the Board of Supervisors, Controller's payroll, and Mayor's offices. Room D51 was originally assigned as a secretarial office for the Fire Department. Currently a conference room, it has a glass and wood partition wall to the west and acoustic tile-covered plaster walls with

oak trim. An original, built-in cabinet with a sink and closet sits at the northwest corner. Resilient tile flooring has replaced the wood flooring although wood floor grilles remain. Rooms D54 and D55 are part of the former Fire Department's main office space. Room D54 is separated from room D55 by non-original glass and wood office partition walls. The west wall counter of Room D55 has been modified to eliminate the view to the corridor. A suspended ceiling conceals the original plaster ceiling.

*Rooms:* A2b, A6, A7, A36, B8, B9, B13, B22, B23, B33, B36, B41, C32, C32a, C33, C34, D8

*Historic Value:* Non-contributing

*Condition:* Good

These offices are partitioned from larger open rooms. As such all new finishes are non-contributing. Any remaining original finishes or components are contributing.

### Laboratories

*Rooms:* B3, B4, B5, B6, B6b, B10, B10b, B11, B12

*Historic Value:* Contributing

*Condition:* Good

This suite of offices was originally and continues to be a laboratory testing suite (see figure 25). A variety of unique built-in cabinets, counters, and closets occurs in these laboratories.

### Vaults

*Rooms:* C3, C8, C13, C15, D56

*Historic Value:* Contributing

*Condition:* Good

These concrete vaults are intact and contribute to the building's overall historic value.

### Staff Areas

*Rooms:* A11, A34, A35, B34, C20, C21, C38, C42, D15

*Historic Value:* Non-contributing

*Condition:* Good

These rooms are partitioned from larger open rooms. As such, all new finishes are non-contributing. Any remaining original finishes are contributing.

### General Utility Rooms

Storerooms/Mechanical

*Rooms:* A8, A12, A18, A20, A21, A26b, A29, A37, B7a, B14, B15, B25, B26, B30, B31, B32, B35, C4, C12, C22, C23, C28, C29, C37, C39, C40, C43, C44, C46, C50, D9, D9b, D10, D10b, D18, D20, D21, D22, D23, D24, D25, D27, D28, D29a, D29b, D30, D31, D32, D33, D36

*Historic Value:* Non-contributing

*Condition:* Fair - Good

These rooms contain original concrete floors and ceilings and exposed brick walls. Non-original infill walls are gypsum board. Due to the utilitarian nature of all finish materials, these rooms are considered non-contributing. An exception is original light fixtures which occur throughout and a significant closet with lavatory in room D21.

*Rooms:* A16, A22a, A22b, B39, C1, C14, C51

*Historic Value:* Contributing

*Condition:* Fair - Good

These rooms were originally utilitarian work rooms and as such contain various original components of significance including doors, glazed partition walls, wood trim, and light fixtures.

Room: C45

Historic Value: Contributing

Condition: Good

This original janitor's room is intact with all original utilitarian finishes.

Rooms: A10, A13, A14, A33, A38, A39, B29, B44, C30, C31, D26a, D26b, D35

Historic Value: Non-contributing

Condition: Good

These rooms contain mechanical equipment and typical finishes. Although some finishes are original, these rooms are considered non-contributing as all finishes are utilitarian.

### Closets

Rooms: A32a, A36a, B15a, C11, C32b, C48

Historic Value: Non-contributing

Condition: Good

These closets are not original and are non-contributing. Remnants of original finishes may occur and are contributing.

Rooms: C9a, C14a, D19a, D19b, D45, D46s

Historic Value: Contributing

Condition: Good

### Restrooms

Public Restrooms

Room: D59

Historic Value: Significant

Condition: Fair - Good



Figure 25 - Basement engineering laboratory

This men's restroom is significant and relatively intact. Modifications include new lavatories, urinals, and light fixtures. Non-contributing wall tile has been added at the new southwest storage area. There is minor traumatic damage to the toilet stall assemblies.

*Room:* A32

*Historic Value:* Significant

*Condition:* Good

This women's restroom has been subdivided. Most original fixtures have been removed but original finishes are still extant where they occur.

*Staff Restrooms*

*Rooms:* A31, A31a

*Historic Value:* Non-contributing

*Condition:* Good

This women's lounge and restroom was once part of Room A32. The original finishes and several fixtures are contributing. The balance of the room is non-contributing.

*Rooms:* A23, A24, B7, B34a, C6, C16, C41, D12, D53, D58a

*Historic Value:* Significant

*Condition:* Good

These are multiple-fixture staff restrooms. Generally most of the original wall and partition finishes are intact. Some fixtures have been replaced in all restrooms. Components are generally in good condition with the exception of cracked floor tiles, plaster wall cracking, and isolated broken fixtures.

*Rooms:* B6a, C26, D57

*Historic Value:* Significant

*Condition:* Good

These single compartment toilet rooms are original, intact, and in good condition.

*Rooms:* A30a, A30b, B7b, B37, B38, C2, C18, D16

*Historic Value:* Non-contributing

*Condition:* Good

These are both single-and multiple- fixture restrooms and are not original. All finishes and fixtures are non-contributing.

*Room:* C17

*Historic Value:* Contributing

*Condition:* Good

This original locker room is somewhat intact with an altered west wall.

## FIRST FLOOR

The first floor retains most of its historical integrity. All public circulation areas are intact. The balance of this floor contained several departments organized around two story public volumes. These departments have undergone a fair amount of alteration but the original design and finishes remain clearly visible.

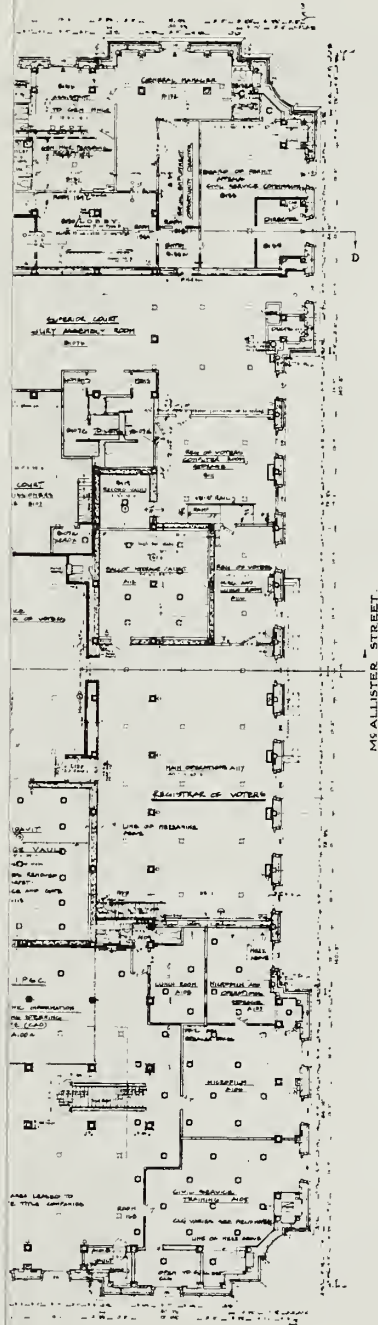
### Rotunda

*Room:* A190

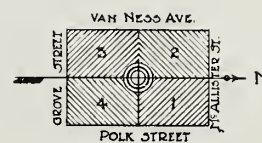
*Historic Value:* Very Significant

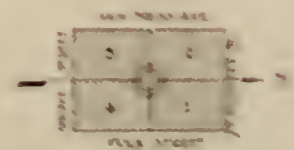
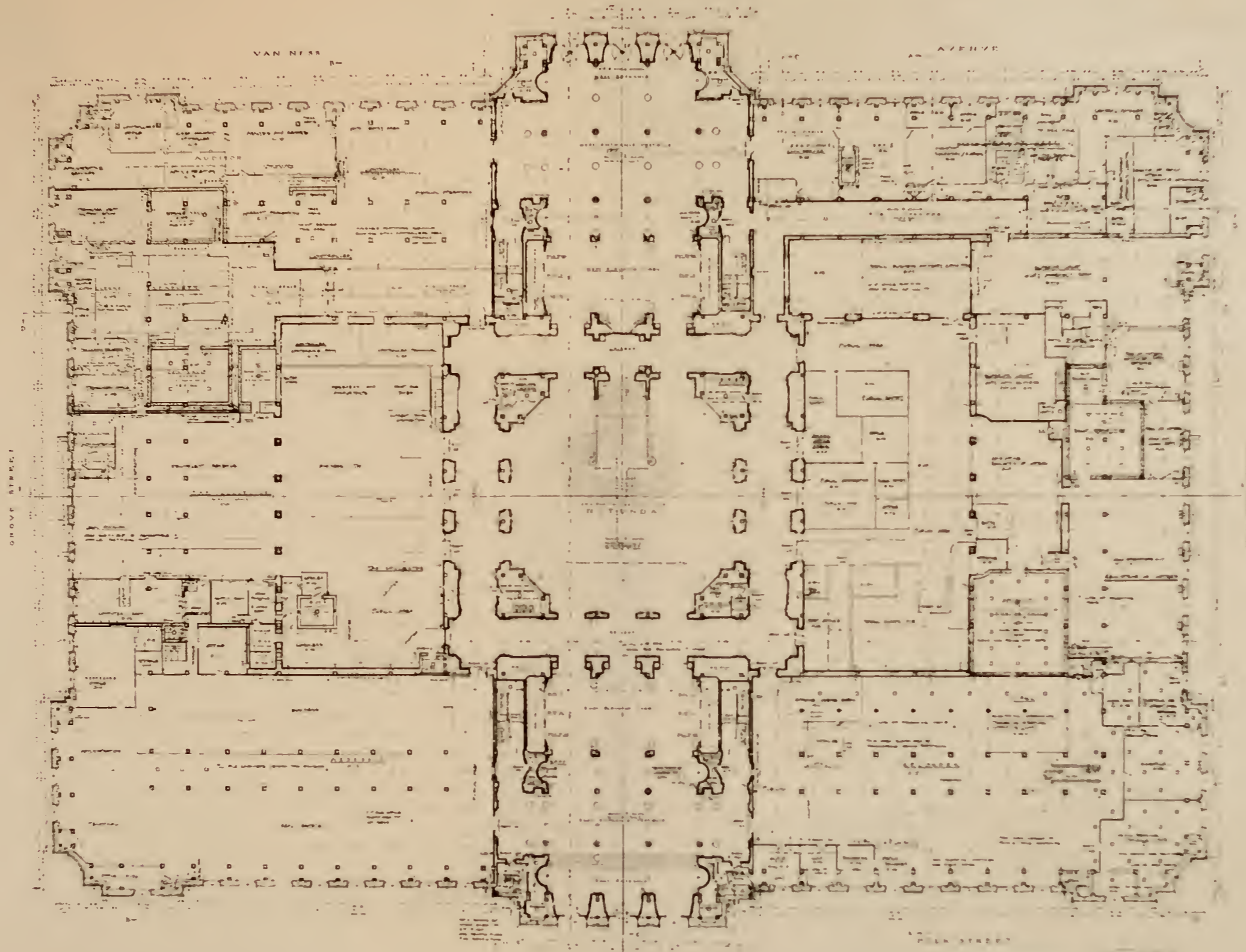
*Condition:* Poor - Good

This room is largely intact and in good condition with minor mortar joint failure and cracks on wall surfaces. Areas in poor condition include the first floor, with severely displaced stones typically near



ALL DIMENSIONS TO BE  
VERIFIED AT BUILDING





vaulted openings and missing plaster at the dome. Marble floor surfaces exhibit some cracking but are generally in good condition.

### **Main Entrances**

*Rooms:* A195, B195

*Historic Value:* Very Significant

*Condition:* Good

These areas are intact and in good condition with minor mortar joint failure at wall surfaces.

### **Entrance Vestibules**

*Rooms:* A194, B194

*Historic Value:* Very Significant

*Condition:* Good

These rooms are intact and in good condition with minor mortar joint failure at wall surfaces. The east and west entrance vestibules contain non-contributing security guard tables and metal detectors.

### **Elevator Lobbies**

*Rooms:* A193, A193a, B193

*Historic Value:* Very Significant

*Condition:* Good

These rooms are intact and in good condition with minor mortar joint failure at wall surfaces. The east entrance lobby contains Room A193a, a non-contributing "period" style information booth.

### **Elevators**

Passenger Elevators

*Elevators:* E1

*Historic Value:* Very Significant

*Condition:* Fair

See basement description.

*Elevators:* E2, E4

*Historic Value:* Non-contributing

*Condition:* Good

See basement description.

### **Galleries**

*Rooms:* A191, A192, B191, C192

*Historic Value:* Very Significant

*Condition:* Poor-Good

These rooms are intact and in good condition with minor mortar joint failure at wall surfaces. Several vaulted openings are in poor condition with severely displaced stones. These areas are presently shored and covered.

### **Corridors**

Main Corridors

*Rooms:* B181, B182

*Historic Value:* Significant

*Condition:* Good

The walls on these corridors exhibit severely cracked and spalled plaster throughout the entire length. All other finishes are intact and in good condition.

### **Stairs**

Grand Stairs

*Stairs:* S100

*Historic Value:* Very Significant

*Condition:* Good

Main Stairs

*Stairs:* S101, S102, S103, S104

*Historic Value:* Very Significant

*Condition:* Good

These stairs are intact and in good condition.

**Ancillary Stairs***Stairs: S105, S106, S107, S108, S115**Historic Value: Significant**Condition: Good*

These stairs are intact and in good condition.

*Stairs: S109, S111, S112, S117, S118, S124, S126, S128**Historic Value: Contributing**Condition: Good*

These stairs are intact and in good condition.

**Recorder's Department***Open Plan Offices**Rooms: A100, A104, A110**Historic Value: Very Significant**Condition: Good*

This department is essentially intact with modifications consisting of infill private offices, and related counter and floor finish alterations. Infill offices are described below and include: original offices; significant early alterations; and later non-contributing alterations.

**Private Offices***Rooms: A101, A102, A103, A105, A106, A107, A108**Historic Value: Significant**Condition: Good*

These rooms are either original or contain early modifications. They contain original contributing finishes.

*Room: A111**Historic Value: Non-contributing**Condition: Good*

This area is not original and contains contemporary non-contributing finishes. This infill appears to be reversible.

**Registrar's Department***Open Plan Offices**Rooms: A114, B100, B108, B109**Historic Value: Very Significant**Condition: Fair*

This department retains most of its original character and finishes but has been extensively modified. Modifications include extensive infill of areas which were originally open with non-contributing private offices, this has resulted in alterations to original counters and finishes. The original skylight is covered and may have been removed. This room exhibits some severe damage to marble and plaster wall finishes.

*Rooms: A116, A117, B107**Historic Value: Significant**Condition: Fair - Good*

These open offices contain elaborate plaster pilasters, capitals, and cornices. Severe plaster damage is evident at Rooms A117 and B107. Room B107 has been altered with non-contributing base and entrance.

*Rooms: B107b, B111**Historic Value: Non-contributing**Condition: Fair*

These rooms have been severely altered with extensive non-contributing floor, wall, and ceiling

finishes. Some original marble floors and plaster walls are evident.

#### Private Offices

*Rooms:* A118, A118a, A119, A120, B101, B102, B103, B104, B105, B106

*Historic Value:* Non-contributing

*Condition:* Good

These offices are contemporary construction within the original open office plan and are therefore non-contributing. Significant finishes occur at original wall locations. These infill rooms appear to be reversible.

*Room:* A115

*Historic Value:* Significant

*Condition:* Good

This office is an early alteration and contains significant, intact finishes.

#### Civil Service Department

##### Office Suite

*Rooms:* B120, B120a, B121, B123, B124, B125, B126, B130, B131, B131b, B132, B133, B133a, B134, B135

*Historic Value:* Significant

*Condition:* Fair - Good

This suite contains open plan offices, private offices, an office passage and a lobby. This typical office suite is intact and contains miscellaneous plaster wall damage. Two original large open offices have been subdivided with matching finishes into Rooms B123/B124/B125 and B133/B133/B134/B135.

#### Controller's Department

##### Open Plan Offices

*Rooms:* C101, C116, C117, C118

*Historic Value:* Very Significant

*Condition:* Fair

The configuration of the public space in this department is the most significant alteration (see figure 26). A book vault in the southern portion of the open plan office was removed. Also, a non-original stairway to a basement restroom is centrally located in the western portion of the space. There is extensive plaster damage to all walls of this room, particularly the north wall.

##### Office Suite

*Rooms:* C112, C113, C114, C115

*Historic Value:* Significant

*Condition:* Fair - Good

This suite contains open plan offices and private offices. This typical office suite is intact with the exception of acoustical tile covered walls/ceilings and non-contributing light fixtures. Severe plaster damage is evident at the south exterior wall and Rooms C114 and C115 walls and columns.

#### Treasurer's Department

##### Open Plan Offices

*Room:* C102, C104, C105, C105a, C105b, C105c, C106

*Historic Value:* Very Significant

*Condition:* Fair-Good

This area remains in the same configuration as shown on the original plans. The only noteworthy changes include the addition of 3/4-height walls to form two cubicals along the south wall and the reconfiguration of the security doorway at the south end of the passage along the west wall. All finishes

are intact and match the original. Severe plaster damage exists at Room C104.

*Rooms: C107, C108*

*Historic Value: Significant*

*Condition: Good*

These typical private offices are intact, and an important component of the Treasurer's Department.

### **Tax Collector's Department**

Open Plan Offices

*Rooms: C109, C119, C120, D101, D103, D108, D110*

*Historic Value: Very Significant*

*Condition: Good*

The overall room configuration and finishes of this department are essentially intact, but large amounts of original casework and counters have been removed. Original offices at the south exterior wall have been removed and incorporated into the larger volume. Additional offices and conference rooms have been constructed to below mezzanine height along the west wall adjacent to the Controller's public space.

*Rooms: D102, D103, D104, D105*

*Historic Value: Contributing*

*Condition: Good*

The typical office finishes of these rooms have been covered by acoustical tiles and non-contributing floor finishes.



Figure 26 - Controller's Lobby

**Private Office***Room: D106**Historic Value: Non-contributing**Condition: Good*

This room is a contemporary infill.

**Assessor's Department***Open Plan Offices**Rooms: D115, D115a**Historic Value: Very Significant**Condition: Good*

This department is essentially intact with modifications limited to the removal of some counters, central vaults, and central offices. One minor infill has occurred as described below. A significant 1930's mural occurs at the north wall which exhibits cracks due to the back wall.

**Private Offices***Rooms: D114, D115b**Historic Value: Significant**Condition: Good*

These rooms are early modifications and contain contributing finishes.

*Rooms: D111, D111b**Historic Value: Contributing**Condition: Good*

These rooms contain typical finishes and are in good condition.

**Vaults***Rooms: D107, D108a**Historic Value: Very Significant**Condition: Good*

These vaults are freestanding marble clad elements in the Tax Collector's area. Interior finishes are typical.

*Rooms: A113, B119, C103, C110, C111, D111a**Historic Value: Contributing**Condition: Good*

These vaults are intact and in good condition.

*Rooms: A101b, A112, B122**Historic Value: Contributing**Condition: Good*

These vaults are similar to the typical room type but have the addition of non-contributing linoleum floors.

**Staff Areas***Telephone Rooms**Rooms: B143, D117**Historic Value: Contributing**Condition: Good*

These rooms contain marble floors and bases. Walls are plaster and exhibit severe damage.

**Finished Lounge***Room: B127**Historic Value: Contributing**Condition: Good*

This room is intact and in good condition.

**Restrooms**

*Room:* A101c, A109, B129, B132b, C107a

*Historic Value:* Significant

*Condition:* Good

These rooms are in their original configuration with most original wall and floor finishes. Generally, original plumbing fixtures have been replaced. Specific finishes and components vary.

*Rooms:* B107c, B107d, B128, C105d, C109b, C112b, C113b, D113

*Historic Value:* Contributing

*Condition:* Good

These restrooms are not original but contain significant finishes that match the originals or contain relocated original fixtures. In general, they are less intact than the restrooms above. Plumbing fixtures are not original.

**Storerooms**

*General Storage*

*Rooms:* A101d, A120a, A121, B107a, B141, B142, C121, C122, C123, D100, D100a, D112a, D112b, D118

*Historic Value:* Non-contributing

*Condition:* Good

These rooms contain concrete or linoleum floors and plaster walls and ceilings. Light fixtures are not original. Original remaining finishes are utilitarian and considered non-contributing.

**Closets**

*Office Closets*

*Rooms:* A102a, A106a, B107e, B125a, B133b, C104a, C105e, C109a, C122a, C113a, D108b, D110a

*Historic Value:* Non-contributing

*Condition:* Good

These rooms include both original and non-original closets. Due to the utilitarian finishes these rooms are considered non-contributing.

*Closets with Lavatories*

*Rooms:* B108a, C112a, C114a, C117a, C120a, D110b, D115c

*Historic Value:* Contributing

*Condition:* Good

These closets are original, intact and in good condition with typical described finishes and components.

*Rooms:* C107b, C108a

*Historic Value:* Significant

*Condition:* Good

These freestanding components are a unique character defining feature in the building. They are generally intact and are easily moved as evidenced by the numerous relocations.

*Janitor's Closets*

*Rooms:* A101a, A121a, A122, C121a, C124, D116

*Historic Value:* Contributing

*Condition:* Good

These closets are intact and in typical condition. Some do not contain sinks.

**MEZZANINE**

The mezzanine consists of upper offices and storage areas for the individual first floor public departments. There is no direct connection between mezzanine offices and separate departments.

**Recorder's Department**

Open Plan Offices

*Rooms:* AM1, AM1a

*Historic Value:* Significant

*Condition:* Good

The Recorder's Department contains an original open mezzanine space which is now enclosed. The floor at the west contains glass tiles and portions of the north floor are inset with glass blocks. Ornate cast iron balustrades and stringers, combined with the other elements contribute to the elaborate original design of the open plan department.

**Lift**

*Rooms:* No Number Assigned

*Historic Value:* Contributing

*Condition:* Good

See basement description.

**Private Restroom**

*Room:* AM1b

*Historic Value:* Significant

*Condition:* Good

This original restroom is intact and in good condition.

**Registrar's Department**

*Rooms:* AM2, BM1, BM1a

*Historic Value:* Significant

*Condition:* Good

These rooms are intact and in good condition. Although these spaces have utilitarian finishes, because of their intact condition and unique nature, they are significant.

*Rooms:* AM3

*Historic Value:* Non-contributing

*Condition:* Good

This mezzanine storage area was originally part of the larger volume of Room A117.

**Civil Service Department**

*Rooms:* BM2

*Historic Value:* Non-contributing

*Condition:* Good

This contemporary mezzanine storage area is not original.

**Treasure's and Controller's Departments**

*Rooms:* CM1, CM2, CM2a

*Historic Value:* Contributing

*Condition:* Good

These rooms are finished similarly to typical offices and are in good condition. They are intact with the exception of new light fixtures and altered floor and ceiling finishes.

**Tax Collector's Department**

*Rooms:* CM3, DM1, DM1a

*Historic Value:* Significant

*Condition:* Good

These mezzanine offices are significant due to their intact finishes, including light fixtures at Room CM3, and are important as a component of the Tax Collector's main area. Both Room DM1a and

Stairs S124 are non-contributing due to their utilitarian finishes.

## SECOND FLOOR

The second floor is laid out in two connecting "U"-shaped corridors. The corridors encompass large light courts which flank the rotunda to the north and south.

Most of the second floor consists of a conglomeration of offices and departments in original locations and functions, as well as new infill offices in originally open rooms. The primary spaces of the second floor flank the rotunda with the Council chamber to the west and the Mayor's offices to the east. The northeast quadrant contains the Public Utility Commission's offices, formerly the office of the Board of Education. The balance of the north portion of the building is occupied by the Department of Public Works. The west portion of the building is occupied by the Board of Supervisor's offices and the south portion houses the offices of the City Attorney.

### Rotunda

Room: A190

*Historic Value: Very Significant*

*Condition: Good*

See first floor description.

### Elevator Lobbies

Rooms: A293, B293

*Historic Value: Very Significant*

*Condition: Fair*

These areas contain minor material loss and cracking of plaster ceiling and trim.

### Elevators

Passenger Elevators

*Elevator: E1*

*Historic Value: Very significant*

*Condition: Fair*

See basement description.

*Elevators: E2, E4*

*Historic Value: Non-contributing*

*Condition: Good*

See basement description.

### Galleries

Rooms: A291, A292, B291, C292

*Historic Value: Very Significant*

*Condition: Good*

These areas are intact and in good condition.

### Council Chamber

Room: C200

*Historic Value: Very Significant*

*Condition: Excellent*

This room is virtually in original condition with one exception. Recessed lighting fixtures have been added to supplement the existing original lighting.

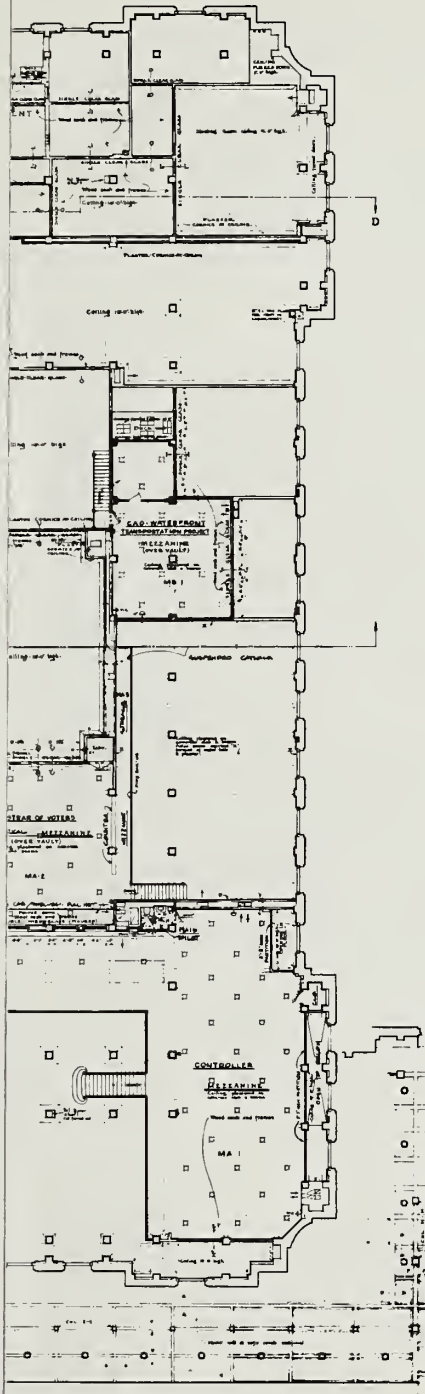
### Mayor's Suite

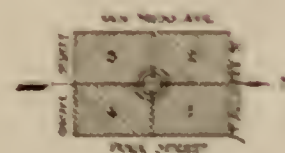
Rooms: D200, D202, D204, D206, D207, D209

*Historic Value: Very Significant*

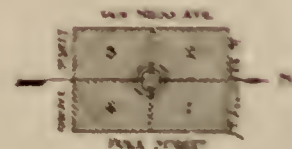
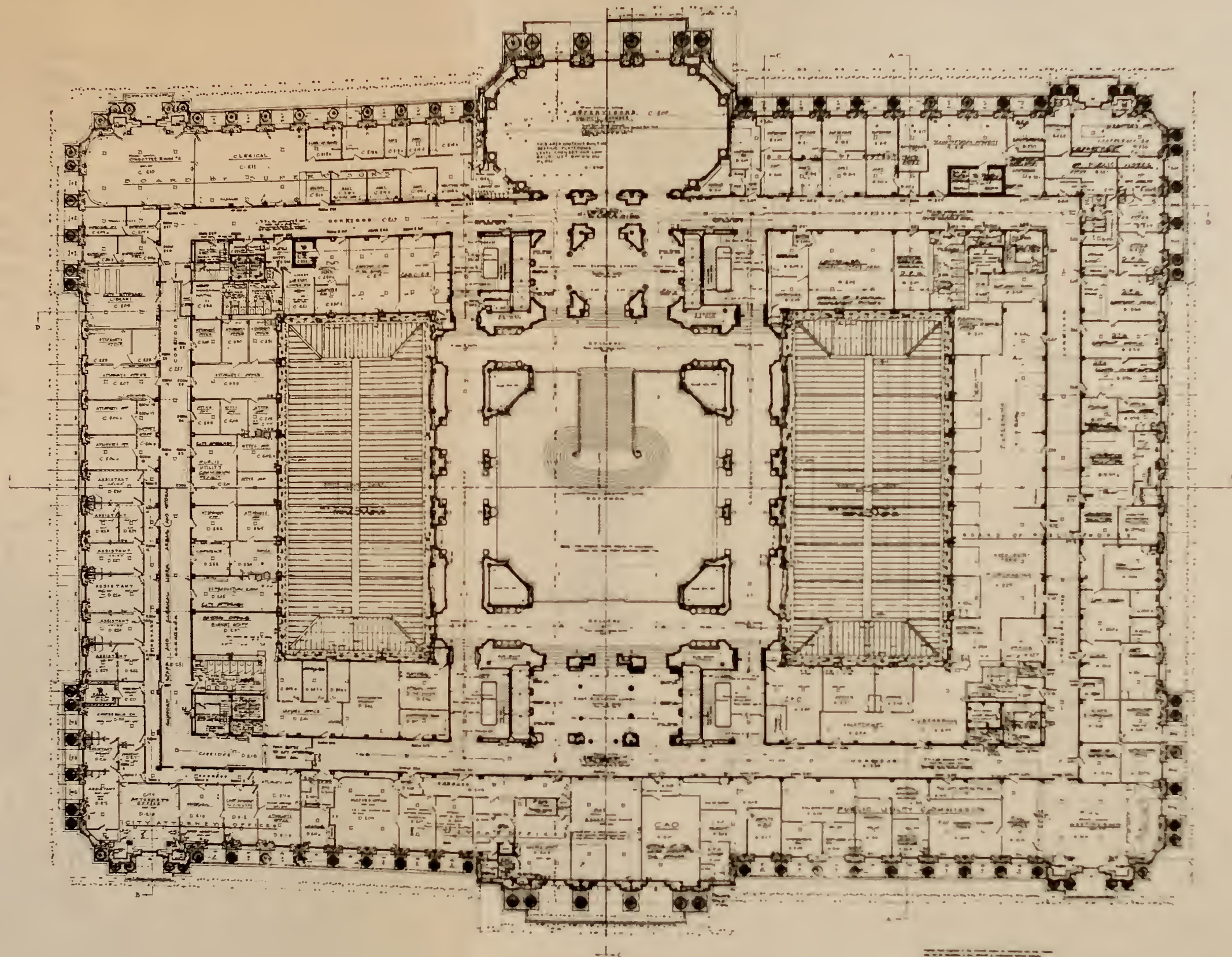
*Condition: Good*

These are the most significant rooms in the mayor's suite (see figure 27). They are largely intact with the exception of non-contributing lighting in Room D209.









## Corridors

### Primary Corridors

Room: B280

Historic Value: *Very Significant*

Condition: *Good*

The primary corridor on the second floor is located in front of the Board of Supervisors' Chambers. The central door surround is concealed by bracing and trompe l'oeil panels covering damage to the limestone surround. The two flanking surrounds show no damage. The overall condition of this space is good with no apparent damage to the marble floors, limestone walls, or plaster ceiling. The northern and southern-most portions of this corridor are finished in the style of ancillary corridors.

### Ancillary Corridors

Rooms: A280, A281, B281, C281, D281

Historic Value: *Very significant*

Condition: *Fair - Good*

These corridors occur as the main stair halls and flank the east elevator lobby. The overall condition of the ancillary corridors is fair. There is bracing at all the gallery and primary corridor junctions except at Rooms A280 and A281. Plaster cornices are typically chipped. The globes of the suspended luminaires are cracked or missing at Rooms A281, B281, and D281.



Figure 27 - Mayor's Office

**Tertiary Corridors**

*Rooms:* A282, A283, B282, B283, C282, C283, D282, D282a, D282b, D283

*Historic Value:* Significant

*Condition:* Good

The overall condition of these corridors is good: there is no significant damage to any finishes. Cracks in the marble flooring comprise the bulk of damage. The pattern of cracks is consistent with cracks running perpendicular to the walls. Miscellaneous cracks also occur at clerestory corners and plaster panels.

Original light fixtures have been replaced with non-contributing fluorescent fixtures, and the original marble floor covered with vinyl tiles in Rooms D282a and D283. Corridors C283 and D283 are filled with open office partitions. Doors and side-lights have been added across these corridors at the west end corridor C283 and the north end of corridor D282b. Although not original, these walls are sympathetic to the original components.

**Passages****Office Passages**

*Rooms:* D284, D285

*Historic Value:* Significant

*Condition:* Good

These original office corridors serve the City Attorney's Department and are an integral part of this intact suite. The north wall of D284 is lined with bookshelves to the clerestory level. Several of the clerestories on the south wall have been replaced with jalousie inserts.

*Rooms:* D205, D208, D210b

*Historic Value:* Very Significant

*Condition:* Good

These passages are in the Mayor's suite. The only modification to D208 is carpeting over the existing hardwood floor. This passage is very significant. Passage D205 leads to what is now D204b, a men's toilet room. Originally this passage with hexagonal tile floor and ceramic tile wainscot led to a small stairwell originating at the First Floor entry vestibule. This staircase still exists but is closed by the floor of D204b. Passage D210b in the Mayor's suite has carpeted floors and upholstered walls.

**Anterooms****Office Anterooms**

*Rooms:* A202, A214, A220, A229a, B207, B216b, C216, C238, C240, D243

*Historic Value:* Contributing

*Condition:* Good

These rooms contain typical finishes and are in good condition except as noted. Room A214 is currently being used as a storage room which is its only significant modification. Room C240 has severe plaster damage to the south wall. The south wall of room B216b is not original and modifications include the addition of wallpaper, carpet and acoustic ceiling tiles. Rooms B207 and B216b have non-contributing luminaires.

**Stairs****Main Stairs**

*Stairs:* S201, S202, S203, S204

*Historic Value:* Very Significant

*Condition:* Poor

These stairs are intact. Earthquake damage is severe with shoring at stairs S202, S203, S204.

**Ancillary Stairs***Stairs:* S205, S206, S207, S208*Historic Value:* Significant*Condition:* Poor

These stairs are intact. Severe plaster damage is evident as described in the general description.

**Courtrooms***Meeting Rooms**Rooms:* A216, C210*Historic Value:* Significant*Condition:* Good

These two rooms are finished similarly to municipal courtrooms. They are essentially intact with non-contributing floor finishes, light fixtures, and applied acoustical tile. Room C210 contains non-contributing built-in platform and seating. All finishes are in good condition.

**Libraries***Reference Library**Room:* C208*Historic Value:* Significant*Condition:* Good

This library is intact and in good condition.

**Offices***Rooms:* A201, A203a, A203b, A204, A205, A207, A208, A209, A210, A211, A212, A213, A215, A221*Historic Value:* Contributing*Condition:* Good

This suite of offices houses the CAO and PUC private and open plan offices. These offices are generally not original. They are in good condition. See evaluation matrices for specific information.

*Rooms:* A235, A235a, A236, A237, A238, A239*Historic Value:* Contributing*Condition:* Good

This area was originally a series of smaller offices. These rooms although not original contain contributing finishes and components.

*Rooms:* A217a, A217b, A218, A219, A222, A223a, A223b, A223c, A224, B236, B237, B238, B239a, B239b*Historic Value:* Contributing*Condition:* Good

This area was originally a suite of large open rooms. It is presently occupied by various departments in both private and open offices. These rooms contain contributing finishes and components. See evaluation matrices for specific information.

*Rooms:* A225, A226, A227, A228, B246, B247, B248*Historic Value:* Contributing*Condition:* Good

This originally open plan office is essentially intact and in good condition. Rooms A226, A227, B247, and B240 are infill offices and contain some contributing finishes and components.

*Rooms:* B225, B226, B227, B228, B229, B231, B232, B233, B234, B235*Historic Value:* Significant*Condition:* Good

This suite of offices is significant due to its intact condition. Typical office finishes and components appear and are in good condition. See evaluation matrices for specific information.

*Rooms:* B201, B202, B203, B204a, B204b, B205, B206, B217, C218, C219, C220a, C220b, C221

*Historic Value:* Contributing

*Condition:* Good

These office suites are intact with the exception of infill rooms B203, B204a, and contain typical office finishes. Room B204a consists of 3/4 height walls with glazing at the top, and acoustic tiled walls and ceiling. The floor is modified with non-contributing carpet.

*Rooms:* B208, B209, B211, B212, B213, B214, B215, B216a, B218, B220, B221, C209a, C209b, C211, C213a, C213b, C213c, C213d, C214a, C214b, C215a, C215b, C216, C241a, C241b

*Historic Value:* Contributing

*Condition:* Good

These originally open plan offices have been filled with private offices for the Board of Supervisors. These rooms contain contributing finishes and components and are generally in good condition. See evaluation matrices for specific information.

*Rooms:* C201, C202a, C202b, C203, C204, C205, C206a, C206b, C206c, C207, C208, C228, C229, C230, C231, C232, C233, D210a, D211a, D211b, D212, D213, D214, D215, D216, D217, D219, D221, D222, D223, D224, D225, D226, D227, D228, D229, D230, D232, D233, D234, D235, D242

*Historic Value:* Significant

*Condition:* Good

This office suite houses the City Attorney's offices and is significant due to its intact condition. Typical office finishes and components occur throughout and are in good condition (see figure

28). See evaluation matrices for specific information.

*Rooms:* D237, D241, D243a, D243b, D243c, D244, D246, D247

*Historic Value:* Contributing

*Condition:* Good

This office suite was originally three large rooms. All partition walls are not original except for the Room.D242/D246 wall, although these walls may contain contributing finishes and components. The balance of original floors, walls, and ceilings are contributing. See evaluation matrices for specific information.

#### **Vaults**

*Rooms:* B219a, B219b, C222, D204a, D220

*Historic Value:* Significant

*Condition:* Good

These vaults are intact and in good condition.

#### **Staff Areas**

*Rooms:* C214c, C234

*Historic Value:* Contributing

*Condition:* Good

This locker room and lounge are intact and in good condition.

#### **Restrooms**

Public Restrooms

*Rooms:* A229, B241, C235, C236, D238

*Historic Value:* Significant

*Condition:* Good

These are the main public restrooms and are located in each building quadrant. They contain

typical finishes and are intact with the exception of replacement plumbing fixtures and light fixtures.

Room B241 has been modified to provide disabled access. Modifications include: the combination of the two end stalls into a single toilet stall; elimination of the foremost stall; elimination of the Janitor's closet partition; and replacement of a urinal and lavatory. It is generally a sensitive modification although selected original tiles have been replaced inappropriately with marble tiles.

#### Private Restrooms

*Rooms:* A206, A216a, A232, B230, B240, C212, D202b, D214b, D240

*Historic Value:* Contributing

*Condition:* Good

These restrooms are in the typical room type configuration and condition.

*Rooms:* A235b, D204b, D210c

*Historic Value:* Non-contributing

*Condition:* Good

These restrooms are not original and do not contain contributing finishes or components.

#### Closets

##### General Closets

*Rooms:* A216b, A228a, B203a, C210a, C210b, D214a, D215a, D218

*Historic Value:* Contributing

*Condition:* Good

These closets are intact and in good condition.



Figure 28 - Typical glazed office partition wall

**Janitor's Closets***Rooms:* A230, C226*Historic Value:* Contributing*Condition:* Good

These closets are intact and in good condition.

**Closets with Lavatories***Rooms:* A205a, A216a, A217c, B226a, C218a*Historic Value:* Contributing*Condition:* Good

These built-in closets are intact and in good condition.

*Rooms:* A224a, A226a, B225a, B228a, B229a, B232a, B234a, B238a, C202c, C203a, C231a, D212a, D213a, D216a, D223a, D224a, D226a, D227a, D228a, D230a, D234a, D235a, D242a

*Historic Value:* Significant*Condition:* Good

These freestanding components are a unique character-defining feature in the building. They are generally intact and are easily moved as evidenced by the numerous relocations.

**Storerooms***General Storage**Rooms:* B210, B244, D203*Historic Value:* Non-Contributing*Condition:* Good

These storerooms are in good condition and are not considered contributing due to their utilitarian finishes.

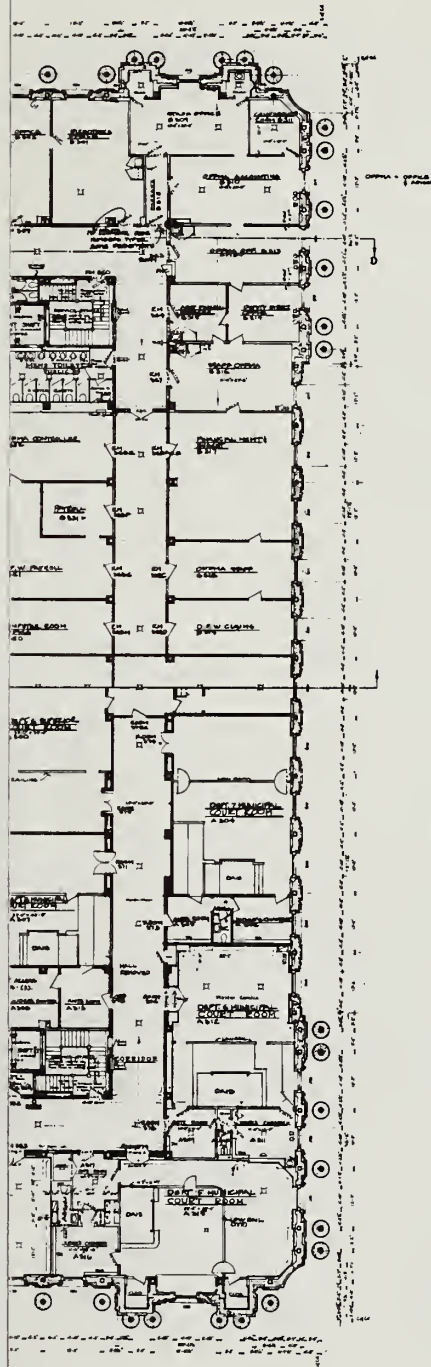
**THIRD FLOOR**

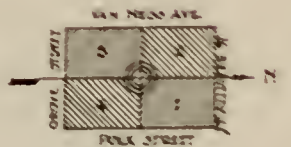
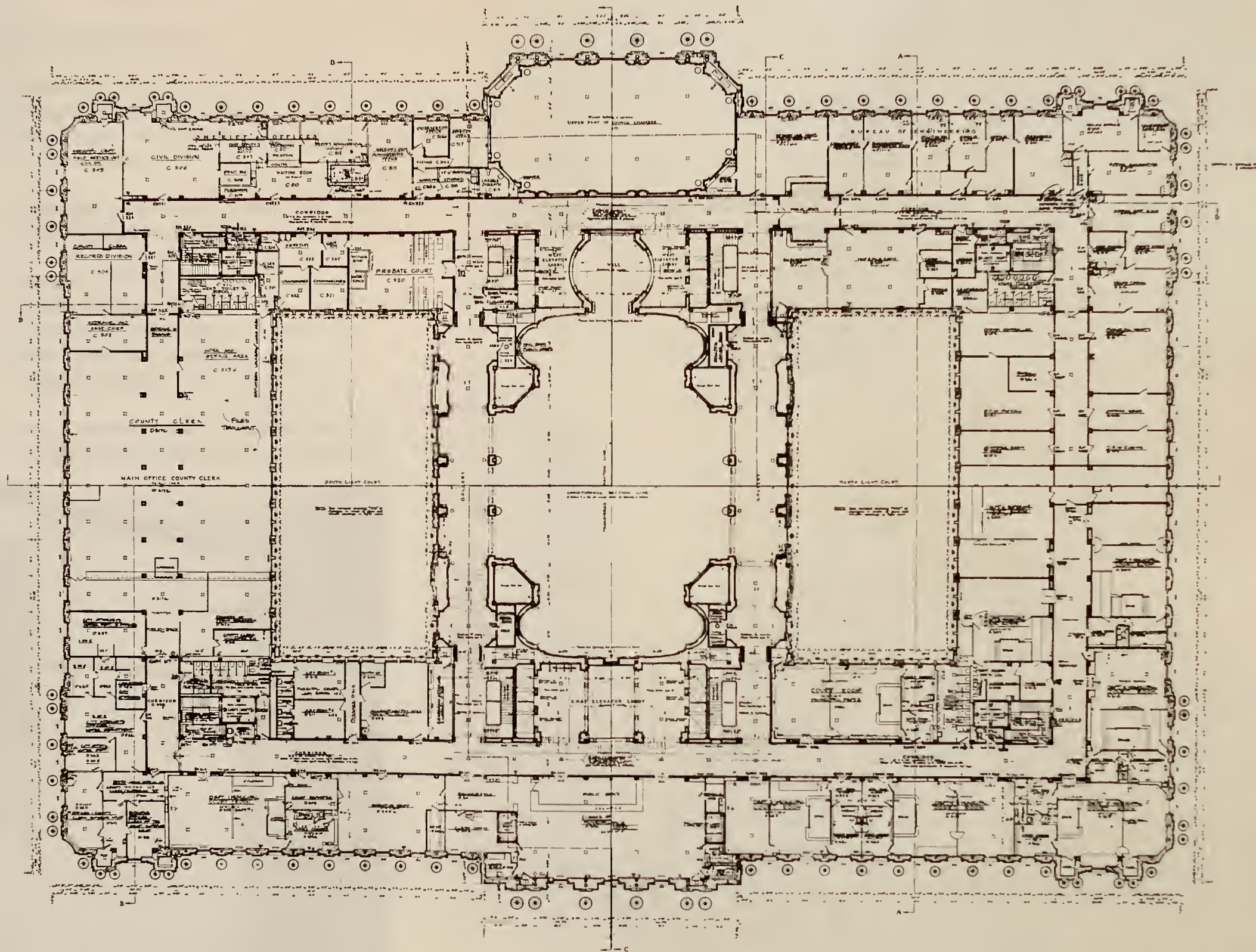
The third floor contains a north "U"-shaped corridor and two south "L"-shaped corridors around the light courts. Spatially, the third floor represents a conglomeration of offices and departments in original location and function, as well as those transformed through adaptive reuse. Courtrooms, as well as court-related support offices account for a large portion of the third floor.

The north portion of the building was once the location of the DPW's Bureau of Architecture. Courtrooms and other DPW offices have replaced the drafting room and ancillary office spaces. The northwest quadrant houses the Bureau of Engineering, with the Mapping & Surveying office and lobby in excellent intact condition (see figure 29). In the southwest quadrant, the majority of the rooms and offices of the Sheriff's Department are reconfigured and refinished although the perimeter shell remains in the original location. The central portion of the south quadrants are still occupied by the Clerk of Courts main offices and records rooms. Office space is now shared jointly by the City Water Department attorneys. Centered on the east elevation is the Clerk's Office for the Municipal Courts flanked by municipal courtrooms.

**Rotunda***Room:* A190*Historical Value:* Very Significant*Condition:* Good

See first floor description.





### Elevator Lobbies

*Rooms:* A393, B393, C393, D393

*Historic Value:* Very Significant

*Condition:* Good

These areas are intact and in good condition.

### Elevators

Passenger Elevators

*Elevator:* E1

*Historic Value:* Very Significant

*Condition:* Fair

See basement description.

*Elevators:* E2, E4

*Historic Value:* Non-contributing

*Condition:* Good

See basement description.

### Galleries

*Rooms:* A392, C392

*Historic Value:* Very Significant

*Condition:* Good

North and south galleries occur at this floor.

These rooms are intact and in good condition.

### Corridors

Ancillary Corridors

*Rooms:* A380, A381, B380, B381, C381, D381

*Historic Value:* Very significant

*Condition:* Good

These corridors are the stair halls for the main stairs and flank the elevator lobbies. Major plaster

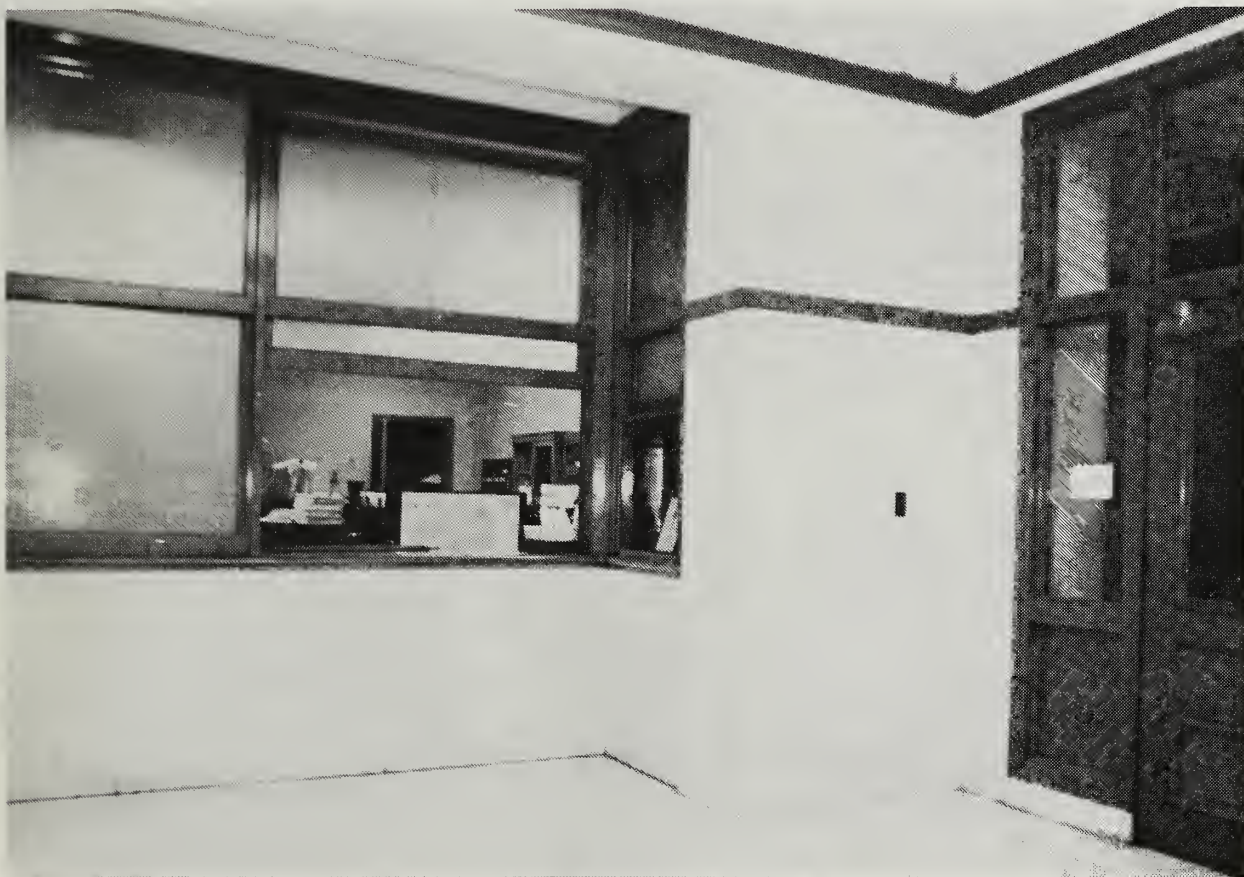


Figure 29 - Public Lobby at Department of Public Work

cracking occurs at Room A380 walls and cornice and Rooms A381 and C381 cornice. Globes are missing at rooms C381 and D381. Fixtures have been replaced with non-contributing fluorescents at Room A380.

#### Tertiary Corridors

Room: A382, A383, B382, B383, B384, C382, C383, D382, D383

*Historic Value: Significant*

*Condition: Good*

These corridors are generally in good condition. Original light fixtures have been replaced with non-contributing fluorescent. Vinyl tile flooring occurs in Room A383.

#### Public Lobby

Room: B382a

*Historic Value: Significant*

*Condition: Good*

This unique room is located between the Mapping and Surveying, and Street Use Management offices of the Department of Public Works. Finishes are similar to tertiary corridors although walls are marble wainscot with wood cap. Wood doors with side lights occur at each end with double-hung maze glass windows on the other two walls.

#### Passages

Judge's Chamber Passages

Rooms: A302b, A306b, A311b, A316c, A320b, A321b, A325c, C316b

*Historic Value: Contributing*

*Condition: Good*

These passages are in typical configuration and condition.

#### Anterooms

Office Anteroom

Rooms: A305, A308, A309, A317, A319, A322, A324, B304a, D305, D313a, D329a

*Historic Value: Significant*

*Condition: Good*

These anterooms serve Judge's chambers, courtrooms and offices. They contain typical finishes and are in typical condition and configuration.

#### Stairs

Main Stairs

Stairs: S301, S302, S303, S304

*Historic Value: Very significant*

*Condition: Poor*

These stairs are intact. Earthquake damage is severe with shoring at stairs S302, S303, and S304 (see figure 30).

#### Ancillary Stairs

Stairs: S305, S306, S307, S308

*Historic Value: Significant*

*Condition: Poor*

These stairs are intact. Severe plaster damage is evident as described in the general description.

#### Courtrooms

Municipal Courtrooms

Rooms: A312, A315, A318, A323, A326

*Historic Value: Significant*

*Condition: Good*

The courtrooms are in typical condition and configuration. See evaluation matrices for specific information.

*Rooms:* A300, A304, A307, C320

*Historic Value:* Contributing

*Condition:* Good

Although these courtrooms are not original, they have been finished to match the balance of municipal courtrooms. They are intact and in good condition.

### Libraries

Reference Library

*Room:* D308

*Historic Value:* Non-contributing

*Condition:* Good

This library is not original. It contains contributing finishes only at original walls.

### Offices

Private Offices

*Rooms:* A302, A306, A311, A313, A316, A320, A321, A325, D306

*Historic Value:* Significant

*Condition:* Good

These private offices are Judges' chambers. They contain typical finishes and are in good condition.

*Rooms:* B301, B302, B303, B304, B305, B306, B307, B309, B310, B311, B312, B313, B314, B315, B316

*Historic Value:* Significant

*Condition:* Good

This suite of offices is occupied by the DPW. It is one of the more intact office suites and is therefore



Figure 30 - Stair at Main Stairs

considered significant. Finishes and components are typical and in good condition. See evaluation matrices for specific information.

*Rooms:* C304, C305, C306, C307, C308, C309, C310, C311, C312, C314, D333

*Historic Value:* Contributing

*Condition:* Good

This suite of offices is occupied by the Sheriff's Department and the Clerk of Courts. It consists of open plan offices and related corridors. These offices are essentially intact and in typical condition and configuration.

Open Plan Offices

*Room:* A331

*Historic Value:* Significant

*Condition:* Good

This large open office is significant due to its location in the Polk Street portico. Its importance is reflected in a higher level of finish consisting of typical office finishes in addition to plaster crown molding. The room is in good condition and intact with modifications to the original, long public counter.

*Rooms:* B325, B326, B327, B328

*Historic Value:* Significant

*Condition:* Good

These open plan offices comprise the survey and mapping department (see figure 31). Finishes and components are typical but the additional wood counters and relationship to the public corridors make them significant rooms.

*Rooms:* A301, D301, D302, D304a

*Historic Value:* Contributing

*Condition:* Good

This is a typical open office suite. It is essentially intact with minor additional infill rooms and removal of several original walls.

*Rooms:* C315, C316a, C317, C318a, C318b, C321, C322, C323, C325, D309, D309a, D310, D311, D312, D333

*Historic Value:* Contributing

*Condition:* Good

These three suites of offices are not original and have been partitioned from larger rooms. Infill walls do not generally contain original components. Original finishes and components do occur at original walls and should be considered contributing. See evaluation matrices for specific descriptions.

*Rooms:* B317, B318, B319, B320, B321, B321b, B322

*Historic Value:* Contributing

*Condition:* Good

These offices do not conform to the original plan but contain significant finishes and components matching the original.

*Rooms:* C303, D315, D317a, D317b, D317c, D317d, D327

*Historic Value:* Non-contributing

*Condition:* Good

This suite of rooms comprises the original open Clerk of Courts main office. This overall room is significant and primarily intact. Non-original infill partitions are non-contributing. Extant finishes and components matching original are contributing.

*Rooms: D317, D322, D323, D325, D326*

*Historic Value: Non-contributing*

*Condition: Good*

This suite of offices infill an original open office. As such remaining finishes and components of the original office are contributing. All non-original elements are not contributing.

*Rooms: D318, D319, D320, D321*

*Historic Value: Contributing*

*Condition: Good*

With the exception of a new partition wall between Rooms D318 and D319 this suite of offices is original, intact, and in good condition.

## **Vaults**

Brick Vaults

*Rooms: A330, C313*

*Historic Value: Contributing*

*Condition: Good*

These vaults are original, intact and in good condition with typical described finishes and components.

## **Staff Areas**

Locker Room

*Rooms: B322a, B324, C301, C302, C328, D303*

*Historic Value: Contributing*

*Condition: Good*



Figure 31 - Surveying and Mapping Department

These rooms have been altered but contain most original finishes. See evaluation matrices for specific descriptions.

### Restrooms

#### Public Restrooms

*Rooms:* A327, B323, B329, C326, D313, D316

*Historic Value:* Significant

*Condition:* Good

These are the main public restrooms and are located in each building quadrant. They contain typical finishes and are intact with the exception of replacement plumbing fixtures and light fixtures.

#### Private Restrooms

*Rooms:* A308a, A310, A320a, A321a, A325a, A329

*Historic Value:* Significant

*Condition:* Good

These toilet rooms are located in Judge's chambers. They are single compartment toilet rooms with no lavatories and do not contain toilet stalls. These rooms are generally intact. Floors were originally standard 6"x6" porcelain tiles, hexagonal tiles, or basket weave pattern porcelain tiles which have been covered with non-contributing resilient flooring in some rooms. The balance of finishes are consistent with typical restrooms. Replacement of plumbing fixtures and light fixtures is the most common alteration. See evaluation matrices for specific information.

*Rooms:* A302a, A306a, A316a, C327, D318a, D329b

*Historic Value:* Significant

*Condition:* Good

These rooms are single component restrooms with toilet and lavatory serving Judge's chambers. They

are consistent with the toilet rooms discussed above.

*Rooms:* C319, D330, D331, D332

*Historic Value:* Significant

*Condition:* Good

These rooms all have original finishes, including marble stall partitions; there are only minor alterations/modifications.

*Rooms:* C324, D306a

*Historic Value:* Non-contributing

*Condition:* Good

This room is not original and are non-contributing. Any extant original finishes or components are considered contributing.

### Closets

#### Office Closets

*Rooms:* A311a, A315a, A315b, A316b, A317a, A325b, A326a, A331a, A331b, B308, A383a, B309b, B326a, C306b, C320a, D306b, D308a, D319a

*Historic Value:* Contributing

*Condition:* Good

These closets are original, intact and in good condition with typical described finishes and components.

#### Janitor's Closets

*Rooms:* A314, C326a, D314

*Historic Value:* Contributing

*Condition:* Good

These rooms are original, intact, and in good condition with typical described finishes and components.

**Closets with Lavatories***Rooms: A311c, B309a, C305a, C306a**Historic Value: Contributing**Condition: Good*

These closets are original, intact and in good condition with typical described finishes and components.

*Rooms: B301a, B313a, B315a, B316a, C307a, C312a, C318c, C323a, D320a, D323a, D333a*

*Historic Value: Significant**Condition: Good*

These freestanding components are a unique character-defining feature in the building. They are generally intact and are easily moved as evidenced by the numerous relocations.

**Storeroom***General Storage**Rooms: A328, A340, B330, C317d, C329, D304b, D335**Historic Value: Non-contributing**Condition: Good*

These rooms are intact and in good condition. Room D304b is partitioned from an originally larger room. Due to their utilitarian finishes these rooms are non-contributing.

**FOURTH FLOOR**

The fourth floor is arranged with the same "U"-shaped corridors as the second floor. The north, south, and east perimeters contain courtrooms. The west side contains the law library with courtrooms at the north and south corners. With the exception of minor room alterations and functional changes, most of this floor retains its original

configuration. It is also highly significant due to the superior courtrooms with their elaborate cornices and skylights.

**Rotunda***Room: A190**Historic Value: Very Significant**Condition: Good*

See first floor description.

**Elevator Lobbies***Rooms: A493, B493**Historic Value: Very Significant**Condition: Good*

These areas are intact and in good condition.

**Elevators***Passenger Elevators**Elevators: E1**Historic Value: Very Significant**Condition: Fair*

See basement description.

*Elevators: E2, E4**Historic Value: Non-contributing**Condition: Good*

See basement description.

**Elevators****Hydraulic Lifts***Rooms: No Number Assigned**Historic Value: Significant**Condition: Good*

The Law Library has a book lift located on the east wall of B437 which services the attic book stacks.

**Galleries***Rooms:* A492, C492*Historic Value:* Very Significant*Condition:* Good

North and south galleries occur at this floor. They are intact and in good condition.

**Corridors***Ancillary Corridors**Rooms:* A481, B481, C481, D481*Historic Value:* Very Significant*Condition:* Fair

These corridors are the stair halls for the main stairs. Shoring supports finishes at each room. Minor plaster damage occurs at all ceilings and the globe is missing at Room B481.

**Tertiary Corridors***Rooms:* A480, A482, A483, B480, B482, B483, C482, C483, D482, D483*Historic Value:* Significant*Condition:* Good

In addition to typical finishes these corridors contain a skylight at the end of each corridor (see figure 32). Plaster damage is evident at skylights, adjacent to the elevator lobbies, and at miscellaneous wall locations. Skylights are soiled and have been covered at corridor C482.

**Passages***Judge's Chamber Passages**Rooms:* A402a, A414a, A425b, A420d, B402a, B429b,, C415a, C431, C440, D420a, D425a, D429b, D432b*Historic Value:* Significant*Condition:* Good

These passages are part of the Judge's suites and are in typical condition and configuration. See evaluation matrices for specific information.

**Office Passages***Rooms:* A403a, A404a, A411a, A420a, B404b, B407, B427, C405, C406, D422a*Historic Value:* Contributing*Condition:* Good

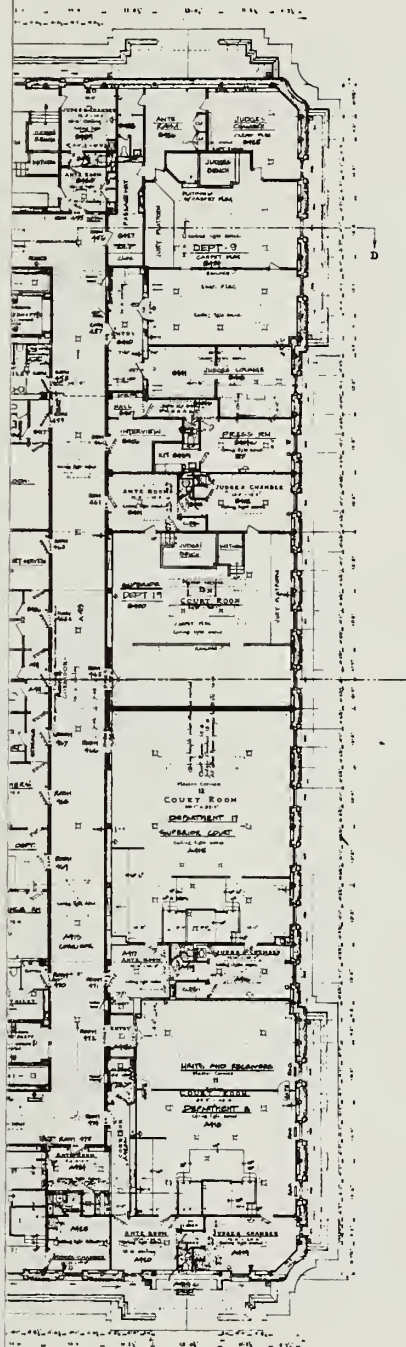
These corridors serve offices and are typical in condition and configuration. See elevation matrices for specific information.

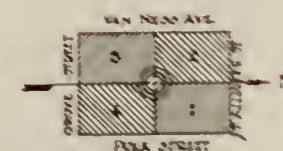
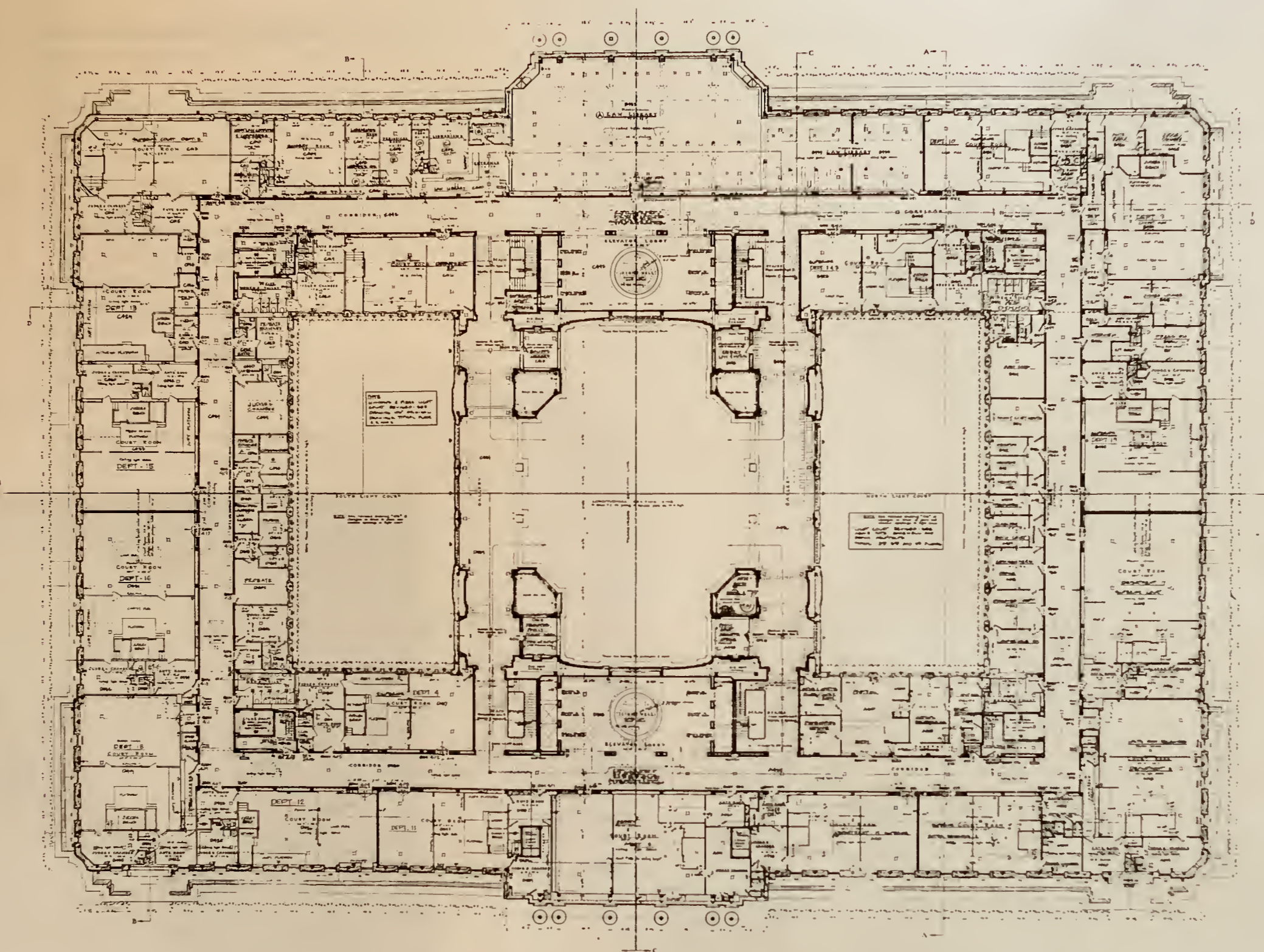
**Anterooms***Courtroom Anterooms**Rooms:* A418a, B410, C428, D435*Historic Value:* Very Significant*Condition:* Good

These small rooms form entrance vestibules to the courtrooms. They are all intact and in good condition.

**Office Anterooms***Rooms:* A409b, A417, A420, A424, A429, A430, B401, B417, B420, B426, B430, C415, C419, C424, C425, C432, C437, D403, D407, D411, D422, D423, D428, D434*Historic Value:* Significant*Condition:* Good

These rooms are primarily Judge's chamber vestibules but also serve as entrance vestibules to suites of offices in isolated instances. Their finishes are similar to passages and courtroom anterooms. All rooms entering into Judge's chambers contain closets and access to a private toilet room. All rooms are generally in good condition. See evaluation matrices for specific information.





## Stairs

### Main Stairs

Stairs: S401, S402, S403, S404

Historic Value: *Very Significant*

Condition: *Poor*

These stairs are intact. Earthquake damage is severe with shoring at stairs S402, S403, S404.

### Ancillary Stairs

Rooms: S405, S406, S407, S408

Historic Value: *Significant*

Condition: *Poor*

These stairs are intact. Severe plaster damage is evident as described in the general description. Stair S407 walls are sheathed with plywood at the

fourth floor presumably covering several cracks and spalled plaster.

### Tertiary Stairs

Rooms: S419

Historic Value: *Significant*

Condition: *Good*

These stairs are intact and in good condition.

### Courtrooms

Superior Courtrooms

Room: A432

Historic Value: *Very Significant*

Condition: *Good*

This room is the most significant courtroom in the building due to its location, centered in the Polk

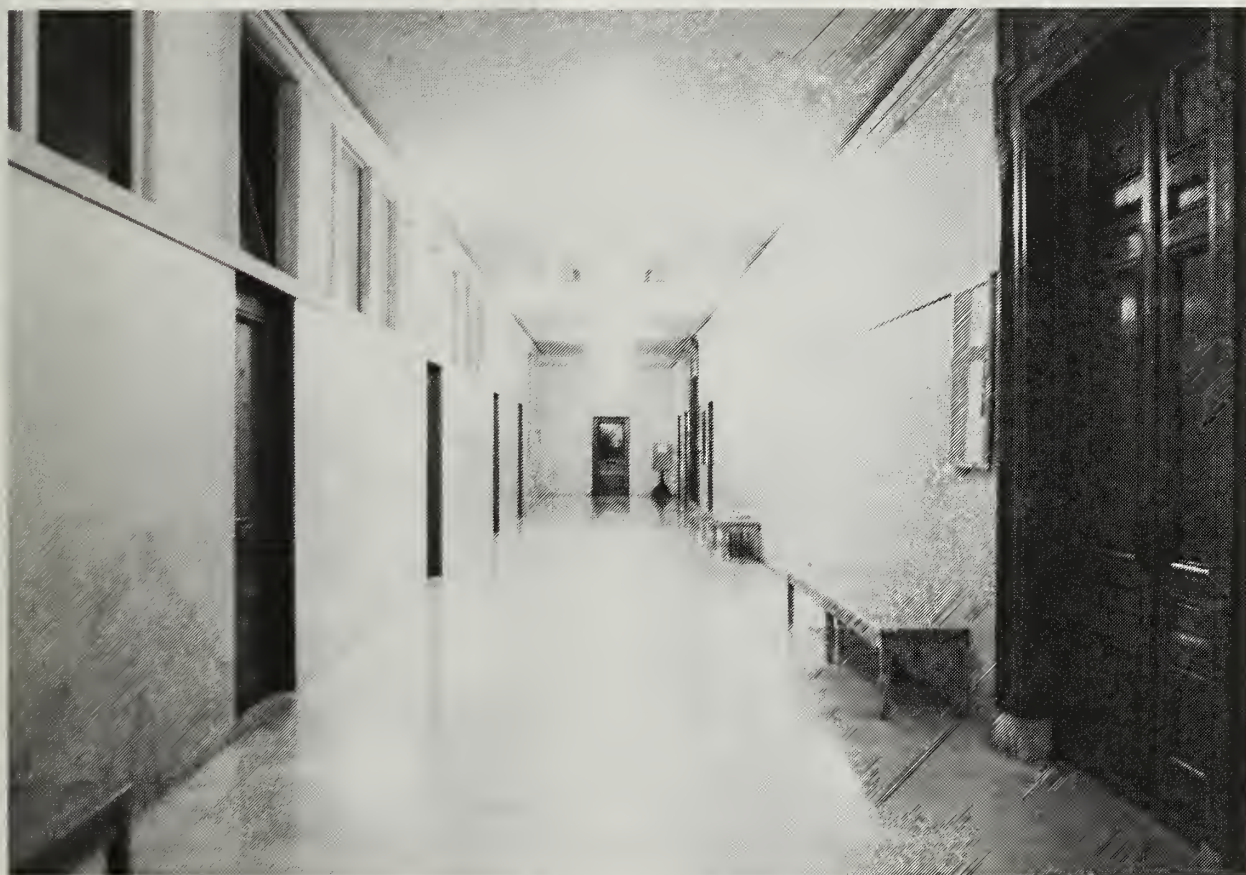


Figure 32 - Fourth floor tertiary corridor

Street portico, and its more elaborate coffered plaster ceiling. This room is in good condition and intact with the exception of acoustical tile covering the ceiling and non-contributing light fixtures.

*Rooms:* A415, A418, A426, A427, B400, B423, B432, C413, C416, C429, C433, D417, D419, D426, D427, D431

*Historic Value:* Very Significant

*Condition:* Good

These courtrooms are in typical configuration and condition. Skylights have been consistently covered with acoustical tile except at Rooms A426, B423, B432, C413, and D417. All original light fixtures have been removed and replaced with non-contributing fluorescent.

#### Municipal Courtrooms

*Rooms:* B424

*Historic Value:* Contributing

*Condition:* Good

Formerly an extension of the Law Library, this area currently serves as a family courtroom. Its finishes are similar to typical Municipal Courtrooms and it is in good condition. The ceiling, skylights, and walls have been covered with acoustical tiles.

#### Libraries

##### Law Library

*Rooms:* B433, B434, B437

*Historic Value:* Very Significant

*Condition:* Good

These rooms conform to the typical configuration and condition described.

#### Ancillary Library Rooms

*Rooms:* C400, C402, C409

*Historic Value:* Significant

*Condition:* Good

These rooms conform to the typical configuration and condition. Original light fixtures have been replaced with non-contributing fluorescent fixtures. In Room C409 the clerestory window is blocked by shelving. Room 402 contains a significant built-in closet with lavatory.

#### Library Offices

*Rooms:* C401, C403, C404, C407, C408, C410, C411

*Historic Value:* Contributing

*Condition:* Good

These rooms generally conform to the typical private office description and condition. One exception is additional shelving throughout for book storage. See evaluation matrices for specific information.

#### Offices

##### Judge's Chambers

*Rooms:* A416, A419, A425, A428, A431, B402, B419, B429, C414, C420, C430, C439, D410, D420, D425, D429, D432

*Historic Value:* Significant

*Condition:* Good

These private offices serve as Judge's chambers (see figure 33). With a few exceptions these offices do not contain glazed interior walls. As such, walls are plaster with wood base, chair rail, and picture rail. See evaluation matrices for specific information.

### Court Offices

*Rooms:* A433, B438, C418, D418

*Historic Value:* Significant

*Condition:* Good

These four rooms are located in the corners of the rotunda. The floors consist of marble tile with a marble border; often the elegant surface is covered with carpet. The walls are finished with full height white marble panels. The condition of the marble panels is good. The only significant damage exists in D418 where there is a large crack at the junction of the west and north walls.

### Private Offices

*Rooms:* C423, C426, C427, C436, C438, D400, D401, D402, D404

*Historical Value:* Contributing

*Condition:* Good

These original offices are grouped along the south corridor. They are all intact and in good condition with typical office finishes. Several contain significant glazed partition walls. See evaluation matrices for specific information.

*Rooms:* A409, A410, A412, B411, B412, B425,

*Historic Value:* Contributing

*Condition:* Good

These offices are not original but have been finished with significant finishes and components



Figure 33 - Judge's Chamber

matching original offices. See evaluation matrices for specific information.

#### Open Offices

*Rooms:* A400, A401, A402, A403, A404, A406, A407, A408, B404a, B406, B408, B409, B413, B414, D405, D406

*Historic Value:* Contributing

*Condition:* Good

These rooms contain either multiple work stations, or are staff areas. They are finished similarly to private offices. See evaluation matrices for specific information.

#### Restrooms

##### Public Restrooms

*Rooms:* A405, B441, C422, D409

*Historic Value:* Significant

*Condition:* Good

These are the main public restrooms and are located in each building quadrant. They contain typical finishes and are intact with the exception of replacement plumbing and light fixtures.

##### Private Restrooms

*Rooms:* A404a, A414a, A425a, A428a, A431a, B403, B405, B431, C412, C414a, C431a, , D421, D424b, D429a, D433

*Historic Value:* Significant

*Condition:* Good

These toilet rooms are located in Judge's chambers. They are single compartment toilet rooms with no lavatories and do not contain toilet stalls. These rooms are generally intact. Floors were originally standard 6"x6" porcelain tiles, hexagonal tiles, or basket weave pattern porcelain tiles which have been covered with non-contributing resilient

flooring in roughly 50% of the rooms. The balance of finishes are consistent with typical restrooms. Each room originally contained a skylight which is still evident in rooms B403, C412, D421, and D433. Replacement of plumbing fixtures and light fixtures is the most common alteration. See evaluation matrices for specific information.

*Rooms:* B421, B428, C441, D410a

*Historic Value:* Significant

*Condition:* Good

These rooms are single compartment restrooms with toilet and lavatory serving Judge's chambers. They are consistent with the toilet rooms discussed above.

*Rooms:* B415, B416, C420a, C424b, D408a, D408b

*Historic Value:* Contributing

*Condition:* Good

These rooms are a variety of single-and multiple-fixture restrooms and are consistent with the toilet rooms discussed above. Room A404a is original and contains only a lavatory. Rooms B415, B416, C424b, and D408b are not shown on original plans but contain contributing finishes and components.

#### Storerooms

*Rooms:* A434

*Historic Value:* Non-contributing

*Condition:* Good

These rooms are intact and in good condition. Due to the utilitarian nature of the finishes these rooms are non-contributing.

**Closets****Office Closets**

*Rooms:* A401a, A404b, A416a, A416b, A417a, A419a, A420b, A420c, A424a, A429a, A430a, A431b, A432a, A432b, A432c, B401a, B402b, B422, B423a, B426a, B430a, B431a, B439, C410b, C415b, C416a, C417, C420b, C427a, C430a, C432a, D417a, D422b, D423a, D428a, D4c9C, D434a, D436, D437, D440

*Historic Value:* Contributing

*Condition:* Good

These closets are original, intact and in good condition with typical described finishes and components.

**Janitor's Closets**

*Rooms:* A421, C421, D412

*Historic Value:* Contributing

*Condition:* Good

These rooms are original, intact, and in good condition with typical described finishes and components.

**Closets with Lavatories**

*Rooms:* A425c, A428b, A431c, B429a,

C405a, C410a, C414b, C424a, D420b, D429d

*Historic Value:* Significant

*Condition:* Good

These freestanding components are a unique character-defining feature in the building. They are generally intact and are easily moved as evidenced by the numerous relocations.

*Rooms:* A419b, B402c, C430b, D432a

*Historic Value:* Contributing

*Condition:* Good

These built-in closets contain lavatories. Aside from various non-contributing lavatories all finishes and components are typical.

**ATTIC**

The attic consists of a lower attic and an upper attic. The lower attic contains mechanical rooms. The upper attic contains library stacks, storage, researchers' offices, and mechanical rooms. Also present at this level are the plenums spaces between the outer and inner skylights of the fourth floor offices, courtrooms and corridors.

**Passages**

*Rooms:* B504, B508, B524, C517

*Historic Value:* Contributing

*Condition:* Fair - Good

These passages remain in their original configuration with the majority of the finishes intact.

**Stairs****Main Stairs**

*Stair:* S401, S403, Room B523

*Historic Value:* Significant

*Condition:* Fair - Good

Room B523 is the upper landing of the main stairs in the northwest quadrant. This stair landing is surveyed as part of stair S403.

**Offices**

Private Offices

*Rooms:* B501, B502, B503, B505, B506

*Historic Value:* Non-contributing

*Condition:* Good

Originally Rooms B504, B505 and B506 were used as a photographic dark room. Though the majority of the finishes in these rooms are non-contributing; a few finishes, such as the tile wainscot and back splash remain intact. Rooms B501, B502 and B503 were originally one large photostat room. The majority of finishes are not original.

**Restrooms**

*Room:* B520

*Historic Value:* Significant

*Condition:* Good

This room conforms to the typical configuration and condition. Original finishes and components are intact.

**Storage**

Library Book Stacks

*Rooms:* B507, B509, B510, B511, B516, C512, C513

*Historic Value:* Contributing

*Condition:* Good

Although the original function of the library book stacks was as library support service rooms, they remain in their original configuration. Most of the original finishes remain intact with the addition of non-contributing flooring and shelving.

**Closets**

*Room:* B525, C513a

*Historic Value:* Contributing

*Condition:* Good

These rooms conform to the typical configuration and condition.

**General Utility**

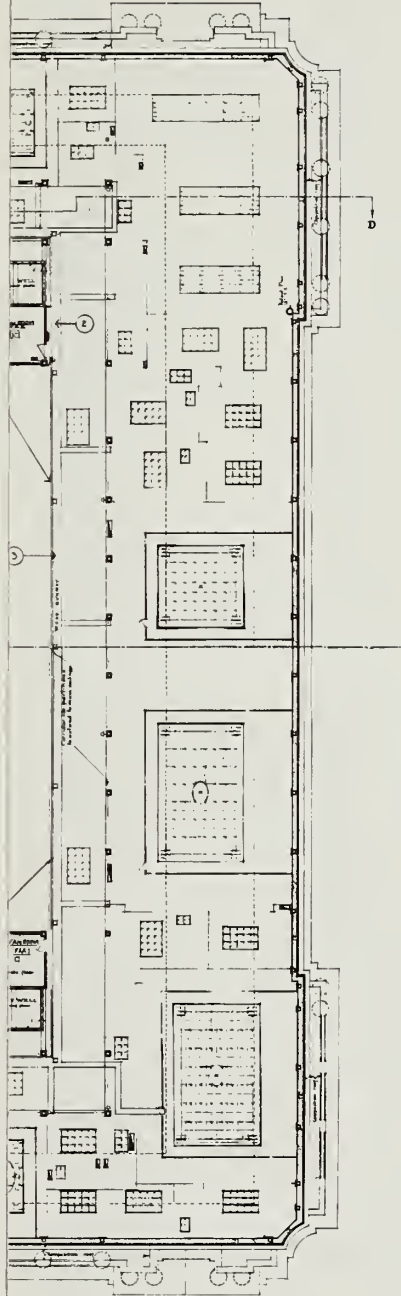
*Rooms:* A501, A502, A503, A504, A505, B521, B522, B530, C501, C502, C503, C515, C518, C519, D501, D502, D503

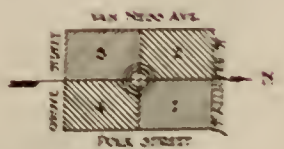
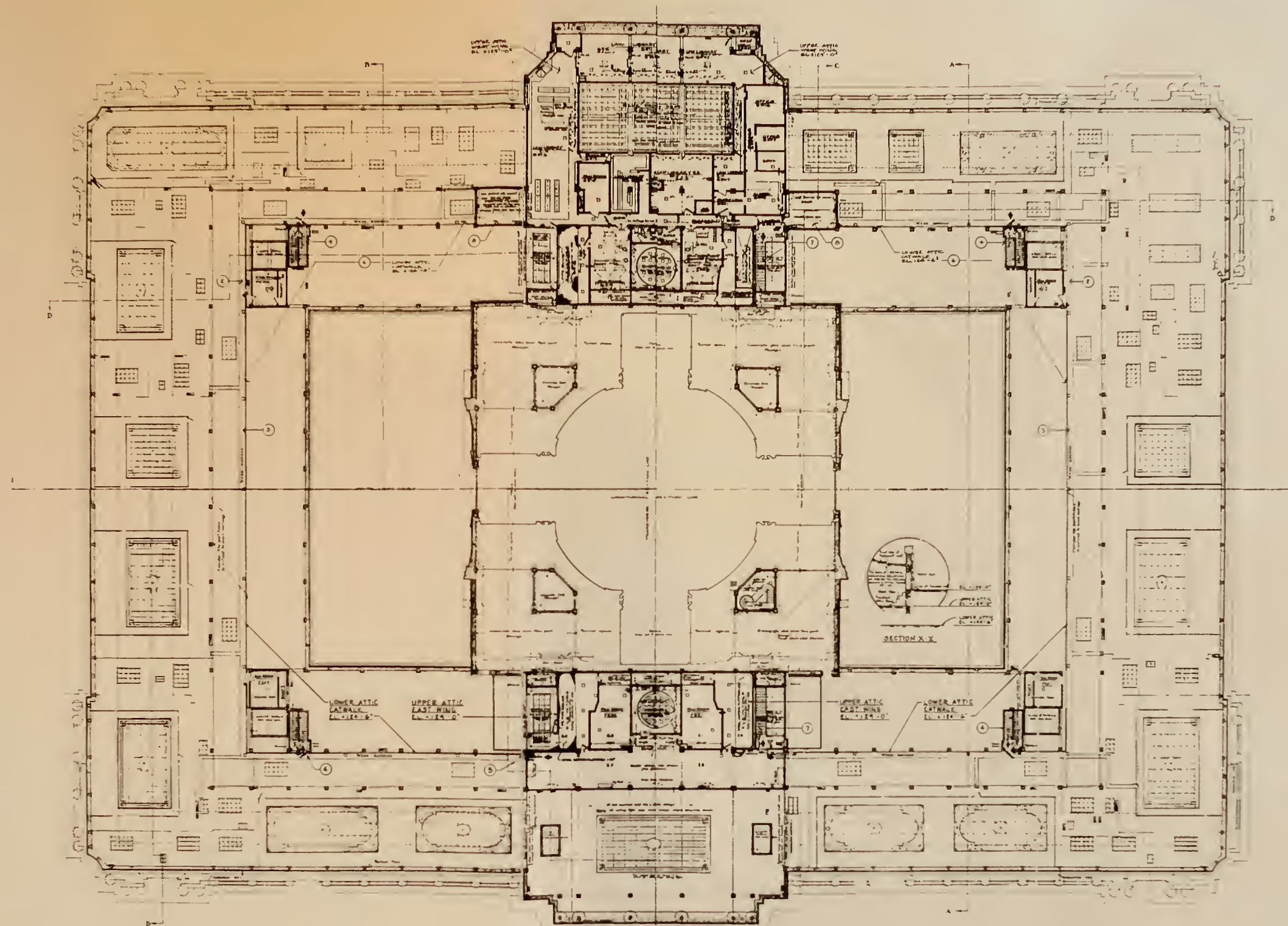
*Historic Value:* Non-contributing

*Condition:*

These utility and mechanical areas conform to the typical configuration and conditions, but their finishes are utilitarian and not contributing. Elevator equipment Room A504, C518, and D503 contain significant mechanical equipment.











## RECOMMENDATIONS

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## GENERAL RECOMMENDATIONS

### APPROACH

Our philosophy is that the restoration and rehabilitation of City Hall should have a minimal impact on the existing historic fabric of the building. Deficiencies that threaten life and safety, or that are causing further deterioration must be corrected. The value of any other improvements should be weighed against the value of the building's integrity.

- While restoration of missing or damaged components is desirable, it may not be economically feasible at this time. However, further removal of historic fabric diminishes the value of the structure, while making future restoration less feasible. Therefore, wherever possible, deteriorated historically significant materials should be repaired, extant historic fabric should be retained, and historically significant spaces should be rehabilitated.
- Distinguishing and character-defining features, components, and materials should not be altered, removed, or destroyed.
- Wherever economically feasible, damaged or altered materials should be restored to their original appearance.
- If major portions of the remaining historically significant areas require a high degree of alteration, consideration should be given to restoring these areas either now or in the future.
- Any missing features that are restored must be restored accurately and with adequate historical documentation.
- If budget constraints do not permit restoration or rehabilitation at this time, materials should be stabilized to preserve them until such future time when they may be restored.
- If materials must be replaced, they should be replaced in kind. This approach preserves the existing structure and avoids the intrusion of additional materials, which results in costly maintenance.
- If replacement in kind is impossible or inappropriate, substitute material must be carefully selected, considering composition and visual compatibility.
- Base building standards should be established that incorporate existing components. New design should be compatible with the remaining original components.
- Any proposed cleaning or paint removal methods should be tested prior to commencement of work.
- Testing should be nondestructive; care should be taken not to damage the building or create degenerative conditions during testing.
- All work on City Hall must comply with *The Secretary of the Interior's Standards for Rehabilitation*.

### PREVAILING CODE

**Recommendation:** Use the State Historic Building Code and Uniform Code for Building Conservation.

As with any historic building, especially one of this importance, the State Historic Building Code and the Uniform Code for Building Conservation should be used as the prevailing codes. They provide sensitive, performance-based means for achieving a safe, improved structure. In addition, *The Secretary of the Interior's Standards for Rehabilitation* should be used as guidelines for this project.

## EXTERIOR RECOMMENDATIONS

The following recommendations identify recommended repair techniques and the availability of replacement materials if required. Certain material deficiencies may threaten life safety or lead to related building component failure, and are therefore assigned a maintenance priority rating under the Material Repairs section. Availability of materials for repairs is identified in the Material Availability section. Analysis of the impact of proposed seismic upgrades is included in the Structural Analysis and Recommendations section.

### MATERIAL REPAIRS

The exterior of City Hall still retains most of its original integrity and is intact. The building exterior has been well maintained and is in good condition with the exception of damage sustained during the Loma Prieta earthquake. Because of the limited scope of this report, both the Exterior Evaluation and the following recommendations are cursory. The impact of any proposed exterior alterations required by the overall building improvements must be carefully analyzed and weighed against the integrity of the historic resource. Due to the building's high degree of integrity, further alterations to the exterior should be minimized.

#### General Recommendations

*Recommendation: Stabilize and repair existing historically significant materials. Replace missing components in kind where required.*

Minimize the impact of visible modifications to the exterior facade. Stabilize and repair existing original materials in kind including:

- Granite
- Glazed Brick
- Terra Cotta
- Wood Windows
- Steel Windows
- Leaded Glass Windows
- Flat and Ornamental Copper
- Bronze Doors
- Ornamental Cast and Wrought Iron

#### Spalled Granite

*Priority: Serious*

*Recommendation: Repair or replace missing granite in kind.*

Stone spalls are unsightly and can also allow pooling of water and penetration into the wall. Water can cause rusting and eventual failure of ferrous metal reinforcement holding the stone in place. Spalls at horizontal surfaces are especially susceptible to this type of water damage.

Three options are outlined for repair of these areas. Option I represents a more permanent repair with better appearance but it is more costly than Options II or III. Repair stone with one of the following methods:

#### Option I: Replace In Kind

1. Carefully remove entire block to be replaced as indicated on construction documents.
2. Verify with structural engineer the number and placement of new stone anchorage.
3. Set new stone and repoint. Mortar color, type and tool to match original.

*Option II: Dutchman Replacement*

1. Carefully saw cut and remove area to be repaired as indicated on Construction Documents. All surfaces to be plumb, true, and level.
2. Cut replacement block of matching stone to fit within area that has been removed. Allow for flush joints.
3. Clean surfaces to completely remove all dirt and staining.
4. Verify with Structural Engineer where epoxy, pins, and other attachments are required.
5. Set stone and repoint. Mortar color, type, and tool to match original.

*Option III: Restoration Mortar Patch*

1. Mask and protect adjacent surfaces.
2. Remove all loose or cracked material back to sound material.
3. Clean and prepare surface to accept patch material.
4. Verify with Structural Engineer where pins are required.
5. Mix restoration mortar to match existing adjacent original surface as recommended by manufacturer.
6. Apply patch material and build up as required to match original surface profile.
7. Cure patch as recommended by manufacturer.
8. Finish patch flush with adjacent surface

**Cracked Granite***Priority: Serious**Recommendation: Repair cracked granite.*

Cracks can allow water penetration into the stone unit and wall, potentially resulting in more severe unit failure. The structural integrity of the unit may also be compromised by the presence of cracks. Repair cracks as follows:

1. Mask and protect adjacent surfaces.
2. Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
3. Clean and prepare surface to accept patch material.
4. Verify with Structural Engineer where pins are required.

**Displaced Granite***Priority: Serious**Recommendation: Reset displaced blocks.*

Granite blocks were displaced in several areas as a result of the Loma Prieta earthquake. Displaced units may allow water to penetrate behind the unit which could cause further damage. Verify that displaced unit does not signify more serious structural damage. Repair displaced units as follows:

1. Remove existing displaced blocks exercising care to not harm adjacent sound units.
2. Verify with structural engineer new anchorage requirements.
3. Reset granite block in original position.
4. Repoint matching composition, size of joint and profile of original mortar.
5. Force patch material into crack following manufacturer's application instructions.
6. After proper cure, finish flush with adjacent surface.

**Replacement of Bricks***Priority: Serious**Recommendation: Replace damaged brick.*

Severely spalled and missing bricks are not a major deficiency on this building and rarely occur. However these areas are unsightly and water penetra-

tion into the units and the wall may cause further damage. Replace units as follows:

1. Fabricate new brick units to match original brick in size, color, and material.
2. Remove deteriorated units.
3. Lay new brick flush with adjacent surfaces.
4. Repoint following procedures under "Repointing."

### **Cracked Brick**

*Priority: Serious*

*Recommendation: Repair cracked brick.*

Brick cracks are not only unsightly but can allow water penetration into the units, the wall, and to structural members and attachments. Verify that cracked brick does not signify more serious structural damage. For large cracks replacement is the preferred method of repair. Repair cracks as follows:

#### *Hairline Crack (Less than 1/16" wide)*

1. Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
2. Clean crack and prepare surface to accept patch material.
3. Mask and protect adjacent surfaces.
4. Force patch coating into crack following manufacturer's application instructions.
5. Finish flush with adjacent surface.

#### *Large Cracks (1/16" wide or greater)*

1. Remove exterior wythe of brick on each side of crack for a width equal to wall thickness.
2. Repair and repoint interior wythe, if necessary.
3. Replace exterior wythe with new matching brick. Follow procedures under "Replacement of Units."

### **Replacement of Terra Cotta**

*Priority: Critical*

*Recommendation: Replace unsound and severely cracked terra cotta units in kind.*

As a result of the Loma Prieta earthquake several terra cotta units appear to be unsound, severely cracked, or missing glaze. Replace terra cotta units that cannot be repaired as follows:

1. Choose an acceptable manufacturer experienced in terra cotta replacement.
2. Fabricate terra cotta units to:
  - a. Match original ornamental pattern, configuration, and glaze.
  - b. Contain the same face shell thickness and structural and physical properties equal to the existing installation.
  - c. Provide non-ferrous metal anchors and fastening.
  - d. Match color and texture of original units.
3. Remove complete deteriorated terra cotta unit. Protect and do not damage units that are to remain.
4. Clean out back wall; remove loose debris and clean substrate.
5. Clean and paint ferrous and embedded metals.
6. Verify method of new unit attachment with structural engineer.
7. Install flush with adjacent units.

### **Spalled Terra Cotta**

*Priority: Serious*

*Recommendation: Repair spalled terra cotta units, pin where required.*

In addition to the unsightly appearance, spalls create poor conditions where water can penetrate the terra cotta bisque leading to further unit spalling. Water penetration can also potentially

cause serious damage to metal reinforcement holding the terra cotta cladding in place. The location of spalls on horizontal surfaces such as window sills and lintels are particularly susceptible to water damage. Repair spalls as follows:

1. Remove all loose terra cotta material. Tap all edges around spalled area and remove hollow, unsound, or cracked material.
2. Verify with Architect whether the severity of the damage may warrant replacement of the entire unit.
3. Clean all surfaces to be patched. Protect and do not damage all adjacent material which is to remain.
4. Verify with structural engineer where pins are required.
5. Wet surface before forcing patching compound into spall area. Match surface profile.
6. Coat repair with flexible coating to match original glaze.

### Cracked Terra Cotta

*Priority: Serious*

*Recommendation: Repair minor cracked terra cotta units, pin where required.*

Cracks can allow water to penetrate beneath the protective terra cotta glaze. This water may lead to spalling and other terra cotta failure. Previously repaired cracks should be examined closely for any deterioration. Remove loose or deteriorated patching material. Repair cracks as follows:

1. Remove old caulking or grout from previously repaired cracks. Remove all loose particles back to sound material.
2. Clean and prepare surface to accept patch material.
3. Mask and protect adjacent surfaces.

4. Verify with structural engineer where pins are required.
5. For Narrow Crack Repair (cracks hairline to 1/16" wide) force patching material into crack following manufacturer's application instructions.
6. For Wide Crack Repair (cracks wider than 1/16"):

  - a. Thoroughly wet existing masonry.
  - b. Force patching material into crack following manufacturer's application instructions.

7. Finish flush with adjacent surface/texture.
8. Coat repair with flexible coating to match original glaze.

### Debonded Terra Cotta Glaze

*Priority - Serious*

*Recommendation: Coat areas of debonded glaze.*

Debonded glaze exposes terra cotta bisque allowing water to penetrate inside the unit resulting in further deterioration. Areas of debonded glaze also provide a climate suitable for biological growth which is harmful to the terra cotta. Repair debonded glaze as follows:

1. Remove all loose glaze by hand. Tap all edges around spalled area and remove hollow, unsound, or cracked material.
2. Clean surface to remove soiling and disinfect to remove biological growth. Protect and do not damage all adjacent glazed areas and mortar joints which will remain.
3. Coat all cleaned, disinfected surfaces with flexible coating to match existing glaze.

**Flat and Ornamental Copper**

Priority: *Serious*

*Recommendation: Restore existing flat and ornamental copper. Replace areas where copper is missing in kind. Consider restoration of original gold-leafed ornament if feasible. Repair as follows:*

1. Survey existing condition of all flat and ornamental copper.
2. Repair areas of copper that exhibit minor cracks or openings.
3. Replace original copper with new in areas where missing or seriously deteriorated.
4. Patinate new and repaired areas to match color of adjacent original copper.
5. Apply gold leaf if feasible.

**Wood Windows**

Priority: *Minor*

*Recommendation: Restore existing windows. Replace deteriorated wood sash and frame components in kind. Replace missing or broken glazing.*

Many of the original wood windows exhibit deterioration in their sashes and frames. Dry rot is the most apparent deficiency, occurring typically on the horizontal elements. The windows are repairable, with restoration limited to cleaning, paint removal, and replacing selected severely deteriorated elements. Repair windows as follows:

1. Survey existing condition of all wood window components. Verify with Preservation Architect which elements require replacement.
2. Remove all dirt, debris, and miscellaneous metal.
3. Remove paint to obtain clean surface.
4. Replace deteriorated wood elements in kind as required.
5. Restore window to proper operation.

6. Install new hardware, where missing, to match original.
7. Prepare wood surfaces, prime, and paint.

**Steel Windows**

Priority: *Minor*

*Recommendation: Restore existing windows. Replace deteriorated prism glass lead comes. Replace missing or broken glazing.*

The steel sash windows exhibit minor deterioration and will require minor repairs. Repair windows as follows:

1. Survey existing condition of all steel sash window components.
2. Remove dirt and deteriorated glazing putty.
3. Replace deteriorated lead came matching original profile.
4. Install new glazing putty.
5. Clean existing hardware. Install new hardware where missing to match original.
6. Install new glazing where required to match existing original glazing.

**Leaded Glass Windows**

Priority: *Serious*

*Recommendation: Restore existing windows. Replace deteriorated lead came. Replace missing or broken glazing. Repair as follows:*

1. Survey existing condition of all leaded glass windows.
2. Replace deteriorated lead came matching original profile.
3. Reset glazing in frame where displaced.
4. Replace missing or broken glazing to match original glazing.

**Bronze Doors**

*Priority: Minor*

*Recommendation: Restore existing bronze doors as follows:*

1. Survey existing condition of all bronze doors.
2. Replace missing components to match original. Patinate to match existing.
3. Clean existing hardware. Install new hardware components where missing to match original.
4. Assure that doors function properly. Rehang if necessary.
5. Clean bronze with a soft cloth.

**Ornamental Cast and Wrought Iron**

*Priority: Serious*

*Recommendation: Restore existing ornamental cast and wrought iron. Repair as follows:*

1. Survey existing condition of all cast and wrought iron elements.
2. Remove corrosion from all elements.
3. Replace missing sections with new cast iron matching original design.
4. Remove paint build-up by hand or by abrasive cleaning.
5. Protect adjacent surfaces if abrasives are used.
6. Prepare surfaces, prime, and paint.

**Repointing**

*Priority: Serious*

*Recommendation: Repoint deteriorated, loose, and missing mortar.*

The granite and brick mortar joints are generally in good condition with only minor deterioration. In some areas, where previous repairs exist, joints are loose and failing. Some mortar joints failed as a result of the Loma Prieta earthquake. These areas should all be repaired to avoid further water infiltration, particularly if they occur near window sills and other horizontal surfaces. The condition of the mortar joints on the entire building should be surveyed and proper repairs made. Recommended repointing sequence is as follows:

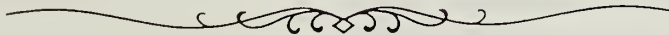
1. Analyze mortar to establish original composition. Specify repair mortar matching original.
2. Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and profile.

**Soiling and Staining**

*Priority: Minor*

*Recommendation: Clean building facades.*

The general soiling that exists on the building exterior is probably the result of air-borne pollutants, primarily automobile exhaust. Several different types of stains are also present; the source of each should be determined and the condition corrected. The soiling and staining are cosmetic and appear to not be negatively impacting the brick and granite. Tests should be performed to establish the appropriate and gentlest method for cleaning and removing stains.



## MATERIAL AVAILABILITY

### Granite

The granite installed at City Hall was originally quarried in Raymond, California. This quarry is still active today, supplying the granite under the name of "Sierra White."

Contact: Raymond Granite Company  
36772 Road 606  
Raymond, CA 93653

### Glazed Brick

The glazed brick used on the interior courts at City Hall is not readily available. The size, color of the glaze, the iron spotting were common on brick during the period of construction, but are no longer stock items. A custom brick will have to be specified for an exact match, although minimum orders may make the cost prohibitive.

Contact: H.C. Muddox Company  
4875 Bradshaw Road  
Sacramento, CA 95827

### Terra Cotta

If terra cotta replacement is required, each unit type will require a custom order. There are several terra cotta fabricators in the United States who are capable of replicating the existing terra cotta.

Contact: Gladding McBean  
P.O. Box 97  
Lincoln, CA 95648

### Copper

The flat and pressed ornamental copper work that exists on the dome can be easily replicated today by most firms that specialize in ornamental copper restoration. The new copper could be artificially

patinated to match the patina that exists on the original work.

Contact: Thomas Guilfooy  
801 Army Street  
San Francisco, CA 94124

### Cast and Wrought Iron

Cast and wrought iron are readily available today, however, cast iron is commonly used in place of wrought iron. All iron replacement will require custom ordering. There are many cast iron fabricators capable of reproducing work of this type.

### Leaded Glass

Leaded glass window restoration will require the expertise of a stained glass conservator. Sheet glass for individual pane replacement is readily available. New lead came should be custom-formulated to match the original came in composition and profile.

### Prism Glass

Prism glass restoration may required the expertise of a stained glass conservator. Matching 4" x 4" prism glass is available if replacement is required at the steel sash windows of the dome. New lead comes, if required, should be custom-formulated to match the original came in composition and profile.

Contact: Paige Glass Co.  
1531 Mission Street  
San Francisco, CA 94103

## INTERIOR RECOMMENDATIONS

The following recommendations identify recommended treatment of interior materials, preservation of primary elements, and preservation of each floor. Certain material deficiencies may threaten life safety or lead to related building component failure, and are therefore assigned a maintenance priority rating under the Material Repairs section. Availability of materials for repairs is also identified in this section. Analysis of the impact of proposed seismic upgrades is included in the Structural Analysis and Recommendations section.

### MATERIAL REPAIRS

Like the exterior, the interior of City Hall is largely intact and retains most of its original integrity. Damage from the earthquake is evident on the first floor, especially at the arched openings (which are temporarily braced) and at the ornamental plaster in the rotunda. The building interior has been well maintained and, other than the earthquake damage which has yet to be repaired, remains in good condition. Because of the limited scope of this report, the interior recommendations are cursory and limited to only the major finish materials. The impact of any proposed alterations to the interior required by the overall building improvements must be carefully considered. Because the interior maintains a high degree of integrity, every effort should be made to minimize alterations.

#### General Recommendations

*Recommendation: Stabilize and repair existing historically significant material. Replace missing components in kind when required. Stabilize and repair existing original materials including:*

- Limestone
- Marble
- Cast stone
- Cast and ornamental plaster
- Ornamental metals
- Carved wood
- Flint tile

#### Limestone

*Priority: Serious*

*Recommendation: Reset displaced limestone. Repoint deteriorated, loose, and missing mortar. Repair spalled and cracked limestone. Replace severely damaged units in kind.*

The limestone suffered moderate damage in the Loma Prieta earthquake in the form of displaced blocks, cracking, and spalling of material. Open joints where mortar is missing or deteriorated occur uniformly throughout the limestone at City Hall. Repair limestone as follows:

1. Displaced Blocks
  - a. Remove existing displaced blocks exercising care to not harm adjacent sound blocks.
  - b. Reset limestone block in original position.
  - c. Repoint matching composition, size, and profile of original mortar.
2. New Blocks
  - a. Remove existing severely deteriorated block.
  - b. Replace block with new limestone matching the original in size, shape, and surface tool.
  - c. Repoint matching composition, size, and profile of original mortar.

3. Cracked Blocks
  - a. Remove all loose particles back to sound material.
  - b. Clean and prepare surface to accept adhesive.
  - c. Verify with structural engineer where pins are required.
  - d. Apply adhesive following manufacturer's application instructions.
4. Spalled Limestone
  - a. Mask and protect adjacent surfaces.
  - b. Remove all loose or cracked material back to sound material.
  - c. Clean and prepare surface to accept patch material.
  - d. Verify with structural engineer where pins are required.
  - e. Mix restoration mortar to match existing (original) adjacent surface, color, and texture as recommended by manufacturer.
  - f. Apply patch material and build up as required to match original surface profile.
  - g. Cure patch as recommended by manufacturer.
  - h. Finish patch flush with adjacent surface.
5. Repointing
  - a. Analyze original mortar to establish original composition. Specify repair mortar to match original.
  - b. Rake out all loose or deteriorated mortar. Repoint all open joints with new mortar to match original color, texture, and profile.

### Marble

*Priority: Serious*

*Recommendation: Reset displaced marble. Repoint deteriorated, loose, and missing mortar. Repair cracked marble.*

Several varieties of marble exist at City Hall in the form of flooring, column bases, wainscot, and wall facing. Most of the marble appears to be in very good condition with deficiencies limited to cracks, loose or deteriorated mortar, and some displacement. Repair marble as follows:

1. Displaced Marble
  - a. Repair wall substrate prior to reinstalling marble.
  - b. Verify method of new anchorage with structural engineer.
  - c. Reset marble in original location.
  - d. Repoint matching composition, size, and profile of original mortar.
2. Cracked Marble
  - a. Remove all loose particles back to sound material.
  - b. Clean and prepare surface to accept adhesive.
  - c. Verify with structural engineer where pins are required.
  - d. Apply adhesive following manufacturer's application instructions.
3. Repointing
  - a. Follow recommendations listed under Limestone Repointing above.

### Cast Stone

*Priority: Minor*

*Recommendation: Restore existing cast stone elements.*

Cast stone elements are typically located in the rotunda; column capitals, large freestanding urns, and other wall ornamentation are cast from an integral color material which closely resembles limestone. Most cast stone elements appear to be in good condition. Repair existing cast stone as follows:

1. Verify with structural engineer if additional anchorage is required.
2. Remove cast stone element. Install new anchorage as specified.
3. Reinstall cast stone element in original location.

### Flat and Ornamental Plaster

*Priority: Critical*

*Recommendation: Replace all missing or deteriorated cast, flat, and ornamental plaster.*

Most of the existing plaster damage is directly related to the Loma Prieta earthquake. The areas where plaster is missing are very noticeable and unsightly. Until the plaster is examined closely, the threat exists that additional plaster may fall from the rotunda ceiling. Repair missing and deteriorated flat and ornamental plaster as follows:

1. Ornamental Plaster
  - a. Prepare molds or ornamentation to be replicated from adjacent original ornamentation.
  - b. Cut out deteriorated plaster back to sound material.
  - c. Determine composition of original plaster. Replicate mix for new ornamentation. Cast new plaster.
  - d. Verify with structural engineer where reinforcement is required.
  - e. Install new cast plaster securely in place and in alignment with existing original plaster.
2. Flat Plaster
  - a. Cut plaster back to sound, well-keyed material.
  - b. Install new three-coat plaster.
  - c. Finish plaster to match existing adjacent surfaces.

- d. Prepare and paint matching adjacent surfaces.

### Ornamental Metals

*Priority: Minor*

*Recommendation: Restore existing interior ornamental metals.*

There are a variety of ornamental metals in City Hall; bronze radiator grilles, bronze wall sconces, freestanding lanterns, balustrades, handrails, mailboxes, and elevator cabs. All interior ornamental metals appear to be in good condition. Restore ornamental metals as follows:

1. Remove build-up of soiling from all surfaces using a clean, soft cloth.
2. On painted surfaces, remove flaking paint and surface rusting; prime, and paint.
3. Replace missing bulbs in light fixtures.

### Wood

*Priority: Minor*

*Recommendation: Little restoration will be required on interior wood elements.*

The Supervisor's Council Chambers and the Mayor's Office are paneled with Manchurian Oak stained a dark brown color. All interior wood elements appear to be in good condition with no repairs required.

### Flint Tile

*Priority: Minor*

*Recommendation: Restore existing tile. Replace where necessary with tile matching original.*

A large portion of the basement flooring consists of Ohio flint interior paving tiles. The flint tiles are generally soiled, cracked and missing in places. The

grout joints between the individual tiles are heavily soiled. Restore existing flint tiles as follows:

1. Replace missing or cracked tiles with new matching original in color, size, and texture.
2. Clean all tiles and grout of surface soiling.
3. Re-grout areas where original grout is missing or deteriorated.

## MATERIAL AVAILABILITY

### Limestone

The limestone installed on the interior of City Hall is buff bedford limestone quarried in Bedford, Indiana. This limestone is still available today from the Bedford quarries.

Contact: Indiana Limestone Company, Inc.  
405 North I Street  
Bedford, Indiana 47421

### Marble

There are several varieties and colors of marble on the interior of City Hall. The original specifications request marble flooring to be "Pink Tennessee" and Tennessee "McMulline Grey" marble for use on column bases, walls, and wainscot. New marble matching the existing marble can be located today, although it may not be from the original quarry.

Contact: Granite and Marble World Trade  
1495 Evans Avenue  
San Francisco, CA 94124

### Cast Stone

Integral color cementitious mortar should be used to repair spalls in cast stone. This work can be done by a contractor who specializes in masonry

restoration. The restoration mortar will require a custom mix for exact color and composition replication.

Contact: Cathedral Stone Products, Inc.  
2505 Reed Street, N.E.  
Washington, D.C. 20018

### Flat and Ornamental Plaster

There are several plastering contractors in the Bay Area that specialize in the fabrication of ornamental plaster. The contractor must be capable of mold making, matching the original mix of the integral color plaster, and installation. This contractor could also execute the repairs to the flat plaster wall surfaces.

### Ornamental Metals

The ornamental metals in City Hall are in good condition and require few repairs. A firm specializing in the replication of ornamental metals should be contacted if repairs become necessary.

Contact: Historical Arts & Casting, Inc.  
4130 West 1939 South, Unit F  
Salt Lake City, Utah 84104

### Wood

The original wood wall paneling in the Mayor's Office and Council Chambers is Manchurian Oak, stained dark brown. Manchurian Oak is no longer available. An appropriate, available alternative is North American White Oak.

Contact: White Brothers  
P.O. Box 14084  
Oakland, CA 94614

## Tile

The floor tiles installed on the basement level were referred to in the original specifications as "Ohio flint interior paving tile." This specific tile is no longer available. Suitable replacement tile of the same size, color, and with the same impervious glaze can be located through a number of large tile companies in the Bay Area. A custom order should not be required.

## PRESERVATION OF ELEMENTS

The following elements are of historic significance and are described in the Interior Evaluation section. These items merit retention based upon the following recommendations.

### General Recommendation

*Recommendation: Identify and retain original building elements. Relocate if necessary for preservation. Establish a design methodology to determine when and where re-use of original materials is appropriate.*

Original building elements include but are not limited to the following.

- Marble Finishes
- Floor Finishes
- Partition Walls and Trim
- Interior Doors
- Interior Glazing
- Hardware
- Light Fixtures
- Plumbing Fixtures
- Radiators

### Marble Finishes

*Recommendation: Retain, repair, resurface, clean, polish marble finishes.*

Marble is a very significant and highly durable surface. Retain, resurface, clean, and polish marble in situ. Avoid removal but if removal is required, test removal methods to develop an appropriate procedure.

### Floor Finishes

*Recommendation: Retain, repair, and clean original floor finishes. Replace inkind where required.*

In addition to marble, other flooring materials include battleship linoleum, terrazzo, cork tile, ceramic tile, wood, metal, glass, and unfinished concrete. While not as significant as marble, these original materials contribute to the interior historical character. These materials are durable and present the opportunity for reuse.

1. Map finishes on all floors.
2. Retain, repair, and clean battleship linoleum floors. Patch damaged areas with flooring from areas that will be demolished or will never be exposed.
3. Repair and resurface terrazzo floors.
4. Retain, repair, and refinish cork floors
5. Retain, repair, and refinish wood floors.
6. Inspect metal flooring and repair corroded elements if required.
7. Patch and reseal concrete floors.

### Partition Walls

*Recommendation: Preserve, repair, and retain original partition walls.*

The plaster on metal lath finish in combination with windows, paneling, cabinetry, and oak trim are central to the identity of interior spaces. Many original offices have been subdivided; however, even these new, smaller offices generally contain some original elements. Preservation of partition

walls represents the best opportunity for maintaining the historic character of the non-public spaces in City Hall.

1. Retain original partition walls in situ. Repair when necessary.
2. Remove non-original partition walls to restore original spatial character if feasible.
3. Where new partitions are required, use reversible assemblies that do not mimic the original.
4. Where demolition of walls is unavoidable, salvage significant elements for reuse.

#### Wood Partitions and Trim, Doors, and Transoms

*Recommendations: Preserve, repair and re-use existing wood components.*

The interior varnished oak doors, transoms, base molding, chair rail and picture moldings are at the heart of the interior's historical integrity. A commitment to respect the historic resource requires respect for the importance of these elements.

1. Re-use existing doors, transoms and trim in situ wherever possible.
2. Remove paint and refinish to match original.
3. In areas where demolition occurs, carefully remove and salvage doors, transoms, hardware and trim.
4. Establish a building standard for new office improvements to relocate and re-use doors and transoms in appropriate locations.
5. Establish building standard details re-using original details such as base chair rail, picture molding and trim.

#### Other Interior Doors

*Recommendations: Preserve, repair and re-use existing kalamein doors.*

Kalamein doors at the stairways are painted to imitate wood. The paint is chipped and worn.

1. Re-use existing kalamein doors and trim in situ wherever possible.
2. Touch up existing paint finish to match original.
3. In areas where demolition occurs carefully remove and salvage doors, transoms, hardware and trim.
4. Establish a building standard for new office improvements to relocate and re-use doors and transoms in appropriate locations.

#### Interior Glazing

*Recommendations: Preserve, repair and re-use original interior windows and restore original glazing. Utilize State Historic Building Code alternatives to meet code deficiencies.*

Interior glazing is a primary character - defining feature. Most of the original windows are intact, although glazing below the clèrestories is often covered or painted.

1. Preserve original windows and restore original glass. Uncover windows and remove paint from glazing. Where glazing has been removed, reinstall glass to match original.
2. Fully utilize alternative standards available in the State Historic Building Code to preserve windows that do not meet current code requirements.

## Hardware

*Recommendations: Preserve, repair and re-use original hardware.*

Significant hardware includes: door hinges, door knobs, door stops, coat hooks, transom operators, and vacuum system outlets.

Small elements such as these easily get lost in the large-scale considerations of a project of this magnitude. But it is precisely elements at this scale that distinguish between genuine historic character and superficial historic references. It is the minute details that bring another era to life.

1. Preserve, repair and re-use these components in situ.
2. Carefully remove, salvage and store any components that are must be removed.

## Luminaires

*Recommendations: Preserve, repair and re-use original luminaires. Replace inappropriate fixtures with compatible efficient fixtures wherever possible.*

Interior light quality directly affects the perception of both space and material finishes. Many original luminaires have been removed and replaced with fluorescent fixtures. The result is a quality of light incompatible with the original design.

1. Retain all original fixtures. Repair and replace globes to match original when required.
2. Remove fluorescents and replace with sympathetic fixtures if feasible. Improve light quality by deemphasizing general fluorescent illumination.

3. Balance energy conservation with building conservation and the sympathetic treatment of interior spaces. Utilize the State Historical Building Code exemption from Title 24 energy requirements.

## Plumbing Fixtures

*Recommendations: Preserve, repair and re-use original plumbing fixtures.*

## Radiators

*Recommendations: Preserve, repair and re-use original radiators.*

## PRESERVATION OF TYPICAL ROOMS

### Stairs and Vestibules

*Recommendation: Preserve, repair, and re-use original stairs and vestibules.*

Except for the expected wear and tear and painting, original stairways are virtually intact. The quality of their materials and construction is attested to by their excellent condition after 75 years of use.

1. Preserve and re-use existing original stairs, elevators and vestibules wherever possible.
2. Due to base isolation requirements, modification of bottom ground floor stair runs will be required. Carefully redesign the treads, risers, stringers, and handrails in keeping with the spirit of the original design.
3. Use the State Historic Building Code and Uniform Code for Building Conservation in establishing safe, preservation-sensitive exit, stair and elevator enclosures.

## Restrooms

*Recommendation: Preserve significant restrooms.*

The restrooms are particularly significant in that many remain intact, and are detailed in ways not seen in modern construction. The nickel plated fixtures and marble floors and partitions add a richness and character that is virtually impossible to recreate. Original lavatories, toilets, urinals, and fixtures are also significant and should be retained.

It is important to note that there are accessible chases behind a majority of the fixtures, allowing for repair of the plumbing service while retaining the existing fixtures and finishes.

1. Retain and rehabilitate historically significant restrooms and determine which fail to meet existing code compliance in terms of accessibility and quantity.
2. Retrofit existing restrooms for disabled persons where possible, but do not destroy their historic character in the process.
3. Use State Historic Building Code to achieve disabled access compliance.
4. Provide new code complying restrooms where existing restrooms are of insufficient quantity or size.
5. Salvage original components from existing restrooms to be removed for re-use in restoration and retrofit of existing restrooms to remain.

## Elevators

*Recommendation: Maintain existing original elevator cabs and doors at original northeast elevator cab. Repair and protect these cabs from further damage.*

## PRESERVATION FLOOR-BY-FLOOR

### Program

*Recommendation: Maintain existing occupant program if possible. Program new uses to be compatible with existing interior spaces to minimize required alterations to historically significant components.*

The existing department locations in City Hall generally conform to the original designated use and appear to be well-suited to these spaces. The original use is the most compatible program for the building. Therefore, maintain the primary departments in their current (original) locations. Where alterations or additional spaces are required, minimize impacts on areas of historic value. If possible, remove existing non-contributory alterations to facilitate new programmatic needs. If a particular department must be relocated, give full consideration to historically significant rooms and components in the new occupant program. Select a use which will require minimal alteration of historic features. This approach allows for the greatest possible retention of historically significant rooms and components while minimizing the impact of rehabilitation.

### Original Materials

*Recommendations: Preserve, repair, maintain, and reuse original finish materials wherever possible.*

Original finish materials for City Hall are of the highest quality available at the time. These finishes are consistent with the intrinsic design characteristics of the Beaux Arts tradition. Over time these materials have suffered a degree of superficial wear and tear and soiling, in addition to more severe deficiencies in isolated cases. The passage of time has also resulted in a patina of age that reflects the building's history and adds to the building's histori-

cal integrity. Therefore, every attempt should be made to reuse, clean and repair existing materials in place. Where finish removal is unavoidable, carefully remove these materials intact, document their original location, and reinstall them in the same place.

### Basement

*Recommendation: Retain and repair significant finishes and materials. Remove incompatible materials and components.*

#### Corridors and Main Public Areas

1. Preserve all remaining corridor, lobbies, stairs, and vestibule finishes and components.
2. Consider restoration of the main north-south corridor and entrance vestibules when feasible.
3. Consider restoration of east elevator lobbies when feasible.

#### Office Suites

1. Preserve contributing DPW laboratory, Civil Service, DPW, Controller, Mayor's Office, and Board of Supervisors' office suites. Remove inappropriate alterations and incorporate compatible components when feasible.

#### Balance of Floor

1. Provide appropriate compatible new design when altering non-contributing portions of the basement.
2. Salvage and reuse contributing finishes and components.

### First Floor

*Recommendation: Retain and repair significant finishes and materials. Remove incompatible materials and components.*

### Rotunda & Main Public Areas

*Recommendation: These areas are at the heart of the historical significance of the building and are essentially intact. Repair existing damage and deterioration to match their original configuration. These spaces should remain unmodified.*

1. Preserve all existing finishes, components, light fixtures, and stairs.
2. Repair all existing finishes in kind.
3. Remove existing security guard stations and incorporate new compatible security stations when feasible.

#### Recorder's Department

1. Preserve all original finishes, offices, casework, stairs, and components.
2. Preserve open office plan. Incorporate new office stations in a reversible manner sympathetic to the original design when required.

#### Registrar's Department

1. Preserve all original finishes, casework, and components.
2. Restore open office plan to Room B100. Remove or develop new private offices incorporated in a reversible manner sympathetic to the original design when feasible.
3. Consider restoration of Room B100 skylight when feasible.
4. Remove non-contributing alterations when feasible.

#### Civil Service Department

1. Preserve all original finishes, offices, and components.
2. Remove non-contributing alterations when feasible.

#### Treasurer's and Controller's Departments

1. Preserve all original finishes, offices, casework, stair, and components.

2. Remove non-contributing alterations when feasible.

#### Tax Collector's Department

1. Preserve all original finishes, offices, casework, vaults, stair, and components.
2. Consider restoration of Room D101 skylight when feasible.
3. Remove non-contributing alterations when feasible. Reorganize open office plan and public space in manner sympathetic to the original design when feasible.

#### Assessor's Department

1. Preserve all original finishes, offices, casework, stair, and components.
2. Remove non-contributing alterations when feasible. Reorganize open office plan and public space in manner sympathetic to the original design when feasible.

#### Mezzanine

*Recommendation: Retain and repair significant finishes and materials. Remove incompatible materials and components.*

1. Preserve all existing finishes, components, light fixtures, and stairs.
2. Main open or glazed connection to larger volumes. Restore original configuration if feasible.
3. Remove non-original areas if feasible.

#### Second Floor

*Recommendation: Retain and repair significant finishes and materials. Remove incompatible materials and components.*

Rotunda, Main Public Areas, Corridors, Stairs, Council Chamber, and Mayor's Suite

1. Preserve all existing finishes, components, light fixtures, and stairs.
2. Repair all existing finishes in kind.
3. Restore finishes and components in Mayor's Suite when feasible.

#### Significant Office Suites and Hearing Rooms

1. Preserve all original finishes, offices, casework, and components.
2. Preserve existing layout. Incorporate new partition walls, if required, in compatible, reversible manner.
3. Remove and restore altered finishes and components if feasible.

#### Restrooms

1. Preserve all original finishes, fixtures, and components.
2. Where disabled access is required, develop compatible design approach to be used consistently throughout the building (similar to Room B241 modification).

#### Balance of Floor

1. Preserve all original finishes, casework, and components.
2. Remove inappropriate alterations when feasible.
3. Develop compatible office infill design sympathetic to the original typical office layout (similar to City Attorney's offices).

#### Third Floor

*Recommendation: Retain and repair significant finishes and materials. Remove incompatible materials and components.*

## Rotunda, Main Public Areas, Stairs, and Corridors

1. Preserve all original finishes, casework, components, light fixtures, and stairs.
2. Repair all existing finishes in kind.

## Municipal Courtrooms

1. Preserve all finishes, casework, skylights, and components.
2. Preserve programmatic use or program new use which incorporates open volume and original casework.
3. Remove inappropriate acoustical treatment. Develop compatible acoustical treatment and incorporate in a reversible manner.

## Judge's Chamber/Anteroom Suites

1. Preserve all original finishes, offices, casework, and components.
2. Preserve all original restroom and closet finishes, fixtures, and components.
3. Remove and restore altered finishes and components if feasible.

## Significant Office Suites

1. Preserve all original finishes, offices, casework, and components.
2. Preserve existing layout. Incorporate new partition walls, if required, in compatible, reversible manner.
3. Remove and restore altered finishes and components if feasible.

## Restrooms

1. Preserve all original finishes, fixtures, and components.
2. Where disabled access is required, develop compatible design approach to be used consistently throughout the building (similar to room B241 modification).

## Balance of Floor

1. Preserve all original finishes, casework, and components.
2. Remove inappropriate alterations when feasible.
3. Develop compatible office infill design sympathetic to the original typical office layout (similar to City Attorney's offices).

## Fourth Floor

*Recommendation: Retain and repair significant finishes and materials. Remove incompatible materials and components.*

## Rotunda, Main Public Areas, Stairs, Corridors, and Law Library

1. Preserve all original finishes, casework, components, light fixtures, and stairs.
2. Repair all existing finishes in kind.
3. Preserve and consider restoration of skylights when feasible.

## Superior Courtrooms

1. Preserve all finishes, casework, skylights, and components.
2. Preserve programmatic use or program new use which incorporates open volume and original casework.
3. Consider restoration of skylights when feasible.
4. Remove inappropriate acoustical treatment. Develop compatible acoustical treatment and incorporate in a reversible manner.

## Judge's Chamber/Anteroom Suites

1. Preserve all original finishes offices, casework, and components.
2. Preserve all original restroom and closet, finishes, fixtures, and components.
3. Remove and restore altered finishes and components if feasible.

## Significant Office Suites

1. Preserve all original finishes, offices, casework, and components.
2. Preserve existing layout. Incorporate new partition walls, if required, in compatible, reversible manner.
3. Remove and restore altered finishes and components if feasible.

## Restrooms

1. Preserve all original finishes, fixtures, and components.
2. Where disabled access is required, develop compatible design approach to be used consistently throughout the building (similar to Room B241 modification).
3. Develop compatible office infill design sympathetic to the original typical office layout (similar to City Attorney's offices).

## Balance of Floor

1. Preserve all original finishes, casework, and components.
2. Remove inappropriate alterations when feasible.



## STRUCTURAL ANALYSIS AND RECOMMENDATIONS

The executive summary from the *Earthquake Damage and Repair Study of San Francisco City Hall* prepared by Forell/Elsesser Engineers, Inc. in August, 1991 is included as an Appendix to this report. This summary should be examined for a synopsis of the structural analysis and recommendations included in that report. The report should be examined for more detailed information on the issues covered. The following are recommendations for resolution of the major impacts on the historically significant areas of the building which the proposed structural upgrade will have.

### STRUCTURAL IMPROVEMENTS

*Recommendation: Limit impact of the structural upgrade on remaining historic fabric and locate structural reinforcement within original walls and ceiling locations to allow for retention of original spatial relationships.*

When developing the seismic upgrade design, the remaining historic fabric should be given full consideration. The most compatible design that requires the least intervention and is located at original walls should be used.

- Locate structure to have the least impact on the remaining historic fabric.
- Locate structure within original wall and ceiling locations to allow for potential restoration of original spaces and conformance with the original spatial design.
- Where structure cannot be accommodated within existing original walls, modify the wall profile on the side of least significance.
- Additional required or potential improvements should minimally impact remaining historic

fabric and should restore or allow for potential restoration of original spaces.

- Prepare as-built drawings for this analysis documenting extant historically significant materials and components.
- Graphically document with archival quality photographs or measured drawings areas with character-defining features that will be demolished.
- This seismic work provides a unique opportunity to use creative restoration techniques to reverse unsympathetic alterations. Explore the potential for restoring original components or redesign with more sympathetic solutions.

This approach allows for the greatest possible retention of historically significant rooms and components while minimizing the impact of rehabilitation. It also allows for possible future restoration to further enhance building integrity.

### PROPOSED STRUCTURAL SOLUTION

The following analysis examines the impact of the preferred proposed upgrade described in the structural analysis for City Hall completed by Forell/Elsesser Engineers, Inc. in August 1991.

#### Selected Structural Upgrade

*Recommendation: Select the structural upgrade solution that will adequately reinforce the building structure with the minimum impact on the historically significant areas of the building.*

We concur with the structural analysis that base isolation is the recommended structural upgrade solution. Although this solution will significantly alter the ground floor, building perimeter, and light courts, it will minimize impact to the dome, interior

finishes, and reconfiguration of architectural elements. During resolution of this design, careful study should be given to minimize: required finish removal; light court fenestration infill; interior finish reconfiguration; and ground floor reconfiguration.

#### Base Isolation

*Recommendation: Remove, catalogue, and reinstall significant ground floor finishes at original locations. Provide new concealed exterior moat.*

Removal and alteration of ground floor walls and floors will be required. Every attempt should be made to reconstruct historically significant rooms in their original locations. Contributing interior finishes should be redesigned to accommodate the lowered head while retaining design integrity. Contributing interior finishes should be repaired and reinstalled at their original locations wherever possible. Floor finishes may be difficult to salvage, therefore new material matching the original materials should be installed. Attempts should be made to retain original ceiling finishes and crown moldings in situ at significant areas if possible. Alterations to existing stairs will be required and should be carefully designed to minimize their impact on original design integrity.

The exterior moat and required exterior door alterations should be designed to be as inconspicuous as possible. Conceal the moat at existing areas and below existing steps where possible. Where the moat will be visible, it should be covered with finishes matching adjacent areas. Reuse existing significant doors altering their transom windows to account for the raised elevation.

#### Light Court Shear Wall System

*Recommendation: Minimize required window infill and maintain rotunda gallery window openings. Align shear wall with existing exterior building line. Install new collector beam reinforcement within existing floor cavity from the least invasive side.*

The light court shear wall system will have one of the greatest visible impacts on the building primarily due to required window infill. All attempts should be made to minimize window infill and to allow for selection of specific windows to be maintained. Infill of rotunda gallery windows is undesirable and the structural concept should be modified in the event this is required. Placement of the shear walls should be confined to the existing wall cavity if possible. If not, the exterior wall plane should be maintained including the alignment at the first floor Tax Collector and Registrar offices where alteration of very significant marble finishes should be avoided. Regardless, the depth of this wall should be kept to a minimum in balance with permissible openings. Replace exterior brick and terra cotta in kind. Infill window openings with matching brick at a slight reveal to recognize the original window locations.

New collector beams should be installed from the side of lesser impact. In general, simple plaster ceilings should be removed and restored rather than marble floors above them. However, in certain instances, it may be preferable to disturb marble floors rather than elaborate plaster ceilings. The minimum amount of finish should be removed and all adjacent finishes adequately protected from construction damage. Retain existing interior or exterior finishes if possible. Remove and reinstall interior finishes as required.

### Dome and Drum Transfer System

*Recommendation: Install new dome structural reinforcement as required but do not alter exterior finishes or interior original stairs.*

New structural reinforcement should be installed without altering the exterior appearance of dome finishes. Interior original straight run and spiral stairs should be maintained in situ and repaired as required.

### Dome Support Tower

*Recommendations: Install new structural reinforcement within walls from side of lesser intrusion*

New structural reinforcement should be installed by removing the wall finish of lesser significance. Where significant finishes must be removed the amount removed should be kept to a minimum, and full components should be removed intact for reinstallation. Where intact removal is not possible or components are damaged beyond repair, components should be replaced in kind to match the original.

### Strengthening of Gallery Floors

*Recommendation: Install new floor reinforcement within existing floor cavity from the least invasive side. Repair cracks with least invasive method of epoxy injection.*

New floor bracing should be installed from the side of less impact. In general, simple plaster ceilings should be removed and restored rather than marble floors above them. However, in certain instances, it may be preferable to disturb marble floors rather than elaborate plaster ceilings. The minimum amount of finish should be removed and all adjacent finishes adequately protected from

damage during construction. Remove and reinstall interior finishes as required.

Innovative approaches to required epoxy injection of floor slab cracks should be explored to minimize the amount of required finish removal. Epoxy should be designed to be compatible with existing concrete floor and finish.

### Hollow Clay Tile Partitions

*Recommendation: Select the solution with least impact solution to stabilize these walls and restore significant areas disturbed by this work. Remove and replace hollow clay tile at areas impacted by other structural requirements or where primary life-safety concerns are evident. Retain and contain balance of hollow clay tile.*

Life-safety improvements are necessary for the continued use of this historic resource. Original partitions are hollow clay tile which may present an earthquake hazard. There are two options for seismically stabilizing these walls: demolition or containment. Replacement of hollow clay tile walls with metal stud or CMU walls may be appropriate, although encapsulation techniques should also be explored. Containment is obviously the preferred preservation solution but may not always be possible due to life safety concerns. It is recommended that the chosen solution retain or replace the existing plaster in kind. The existing finish detail should be verified since existing metal lath may be suitable to help contain the hollow clay tile.

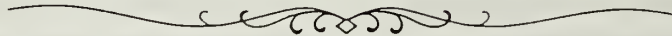
1. Encapsulate and preserve hollow clay tile partitions. Preserve original finishes.
2. Assume some plaster cracking will occur during seismic activity.
3. Remove and reinstall existing finishes to match original configuration where hollow clay tile must be removed or strengthened.

**Architectural Repair**

*Recommendation: Repair all material deficiencies retaining existing original finishes. If replacement of components is required, replace in kind.*

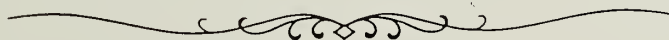
Repair of all material deficiencies including displacement, spalls, cracks, and mortar joint failure should be performed to retain all extant original

finishes. Where deficiencies are so severe that component replacement is required, replacement should be performed in kind with matching material. See Exterior Evaluation, Interior Evaluation, Exterior Recommendations, and Interior Recommendations sections for specific information.



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## APPENDIX

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## EVALUATION MATRICES - USING THE MATRICES

The evaluation matrices contain all information collected during the room surveys, and can be used in combination with the keyed plans as a readily accessible guide to the Historic Value, Condition and Priority for repair of the rooms and elements in San Francisco City Hall. The evaluation matrices are included in the second volume of this report.

Interior Survey Process - The interior survey process includes surveying each room in the building and recording in an inventory format all permanently installed elements. The specific process for assessing elements and rooms is described in detail in the **Evaluation Methodology** section of this report. This methodology can be summarized as follows. **Historic Value** entails a professional judgement of the historic importance of each component based upon research in historic documents and observation. **Condition** describes the degree of fitness of components. **Priority** provides a measure of each deficiency encountered and shows the importance of correcting deficiencies. Given the condensed nature of the information provided, it is important to review the Evaluation Methodology carefully before attempting to use the Room Matrices.

Element List and Room Matrices - The survey also produces an **Element List** of components encountered in the building. The Room Matrices and Element List provide a detailed record of the condition of the building at the time of the survey. The **Room Matrices** are a desk reference for design

professionals, building managers, and other interested parties who require detailed information about individual rooms in San Francisco City Hall, as a basis for design or other decisions.

Room Name - Each room has a room name which generally reflects its current use. Former or historic uses of a given room are indicated parenthetically.

Using the Room Matrices - The Room Matrices should be used in combination with the keyed plans. To find information for a particular room, first find the room number on the floor plans. The room numbers follow the numbering currently in use in the building for ease of reference. Where a space did not have a current number, it was assigned one based on the use of the space.

Room Numbers - Room numbers have two parts, quadrant letter and room number, as follows:

The quadrants, delineated by the prime axes, begin with "A" in the northeast and continue through "D" in a counterclockwise rotation.

The room number also denotes the floor on which the room is located; based on the first digit (i.e. A021 is in the basement's "A" quadrant, CM01 is in the mezzanine's "C" quadrant, and so on). The floors are as follows: Basement, first floor, mezzanine, second floor, third floor, fourth floor, and attic levels (500 series).



## EXECUTIVE SUMMARY

### INTRODUCTION

The October 17, 1989 Loma Prieta earthquake caused widespread damage to buildings in the San Francisco Civic Center area. The earthquake had a Richter magnitude of 7.1 and created moderate levels of ground shaking at the City Hall site.

Forell/Elsesser Engineers, Inc. was retained by the City and County of San Francisco in February, 1991 to assess and evaluate the earthquake damage and to provide seismic repair and upgrade options for the San Francisco City Hall. The scope of work included a thorough survey of the structural and selected non-structural earthquake damage, an evaluation of the structural implications of the damage, assistance in development of seismic repair criteria, a presentation of seismic repair options, and a recommendation for a structurally efficient, preservation oriented, cost-effective, seismic repair and upgrade scheme.

Immediately after the earthquake, temporary timber shoring was installed by the City in localized areas of the City Hall to buttress stonework that had been loosened by the earthquake. At the request of the City, removal of the temporary shoring, and the possibility of early repair in those areas, were evaluated and the cost was estimated to be \$1.8 million to \$2.5 million. The final repair and upgrade of the building will involve work in these shored areas, such that the majority of this early repair work would have to be repeated as part of the complete scope of repair and upgrade. The initial cost of these early repairs cannot be recovered, therefore, it is not cost effective to do this work prior to the final construction.

Forell/Elsesser Engineers, Inc. retained consultants to assist with certain aspects of the damage survey, evaluation and repair. These consultants and their participation are as follows:

<u>Consultant</u>	<u>Participation</u>
• Architectural Resources Group ( <u>LBE</u> )	Historic Architecture Survey
• Tennebaum-Manheim Engineers ( <u>WBE</u> )	Structural Analysis
• Geomatrix Consultants ( <u>LBE</u> )	Geotechnical/Seismological Study
• Schwein/Christensen	Material Testing and Exterior Damage Survey
• Gayner Engineers ( <u>MBE</u> )	Mechanical/Electrical Systems Study
• Plant Construction Company ( <u>LBE</u> )	Schedules and Preparation for Material Test
• Adamson Associates ( <u>LBE</u> )	Construction Cost Estimates

## **BUILDING DESCRIPTION**

The City Hall is a monumental, five-story domed building covering two city blocks. The plan dimensions of the building are approximately 408 ft. in the north-south direction and 309 ft. in the east-west direction, with the central dome rising approximately 300 ft. above the ground floor. The building plan has two large light courts and a central rotunda (See Photos 1 and 2, and Figures 1 and 2). It was designed in 1912 by the architectural firm of Bakewell and Brown, with structural engineering by Christopher H. Snyder. The structural system is a complete steel frame with reinforced concrete floor and roof slabs all supported on spread footings that bear on dune sand. Lateral loads (wind and seismic) are resisted by a three-component system composed of: (1) unreinforced brick masonry (URM) walls, (2) hollow clay tile (HCT) walls, and (3) steel moment frames (SMF).

## **HISTORIC IMPORTANCE**

The landmark San Francisco City Hall with its French Renaissance design is the focal point of the San Francisco Civic Center Historic District; the City Hall is also listed in the National Register of Historic Places. Items of particular historic importance are the City Hall exterior, the dome, the

interior rotunda with its ornate marble staircase, the Board of Supervisors chambers, and the decorative interior finishes of marble, limestone and cast plaster.

## LOMA PRIETA EARTHQUAKE

During the Loma Prieta earthquake (Richter magnitude 7.1) the City Hall, which is located approximately 80km (50 miles) from the epicenter, was subjected to about 8 seconds of significant earthquake motion. The estimated peak ground acceleration at the site was 0.10g. For comparison, the April 18, 1906 San Francisco earthquake, which had an estimated Richter magnitude of 8.0 to 8.3 with the epicenter approximately 32km (20 miles) south of San Francisco, generated 28 seconds of significant ground motion and caused an estimated peak ground acceleration at the City Hall site of between 0.40g to 0.60g. This acceleration is about 4 to 6 times greater than the Loma Prieta earthquake, with as much as 60 times the energy release.

## EVALUATION OF THE EARTHQUAKE DAMAGE

The City Hall's lateral load resisting system was moderately damaged during the October 17, 1989 earthquake. Detailed documentation of the damage is presented in this report in tabular and graphic form for the unreinforced brick masonry (URM) walls, the hollow clay tile (HCT) infill walls and the concrete floor slabs. Cracking in the URM walls, HCT infill walls and concrete slabs occurred at all levels of the building and in the dome. No visible damage to structural steel framing was observed. Although numerous lateral load resisting elements were damaged, no structural instabilities or collapses were observed. Figure 3 illustrates representative damage sustained by hollow clay tile infill walls.

Evaluation of the damage has indicated that the post-earthquake lateral load capacity of the City Hall has been reduced by an average of 16 percent at most levels and by as much as 35 percent in the east-west direction at the main floor level. The reduction in building stiffness due to the damage has

resulted in an estimated 30 percent shift in the fundamental period of vibration of the building from  $T=1.0$  to  $T=1.3$  seconds. The resulting shift in building period has reduced the projected response of the structure to future earthquakes, thereby maintaining a constant relationship between the capacity of the building and the estimated seismic forces.

The Loma Prieta earthquake damage has reduced the seismic energy dissipating capacity of City Hall. The building still retains sufficient capacity to resist an earthquake without collapse, if exposed to site acceleration and duration similar to that of the Loma Prieta earthquake. However, future earthquake damage to structural and non-structural elements may not be repairable. The building should be repaired as soon as possible to restore its lateral load resisting capacity.

#### STRUCTURAL ANALYSIS OF THE EXISTING BUILDING

At the time when City Hall was designed, San Francisco had recently experienced the 1906 earthquake, and engineers had begun to develop an empirical understanding of the effects of seismic forces. Although there were no established seismic design criteria or codes, provisions were made for lateral forces in the design of major buildings. In the design of City Hall a flexible story intended to dissipate earthquake energy was provided between the main and second floors, and the dome was designed for a 50 pound per square foot wind load. The effects of the flexible story were evaluated as part of this study in the structural analysis of the building and dome. Since the design of City Hall in 1913, the understanding of seismic forces, the development of seismic codes, and the types of construction materials and systems have significantly improved. The original flexible story design is no longer viewed as an appropriate structural system for resisting lateral forces.

A preliminary dynamic structural analysis was performed to evaluate the capacity of the building to resist Loma Prieta level and code prescribed seismic forces. The analysis took into account important structural features

of City Hall including the dome, the interaction between the dome and building, the discontinuities in the diaphragms resulting from the light courts and rotunda, and the load path discontinuities that occur in the building and the dome. The original base shear capacity of the building was estimated to be about 0.04g, which is less than the current San Francisco Code prescribed base shear.

The Loma Prieta earthquake resulted in an acceleration at the foundation level of 0.08g. This acceleration was amplified within the building to 0.12g at the base of the dome, and 0.28g at the top of the dome (an amplification of 1.5 to 3.5). This large amplification is an inherent characteristic of this building's configuration and its structural design. The responses obtained from the building and dome analysis correlate well with the damage observed.

## REPAIR CRITERIA

There is no comprehensive criteria established specifically for the general repair or strengthening of earthquake-damaged buildings. Current seismic design criteria have been developed for either new buildings or for the rehabilitation of existing undamaged buildings. Considering this limitation, the following sources have been reviewed for guidance in developing criteria:

- San Francisco Building Code (SFBC)
- Uniform Building Code (UBC)
- California State Historical Building Code (SHBC)
- Uniform Code for Building Conservation (UCBC)
- FEMA Guidelines

The requirements common to these codes and guidelines are the following:

1. The structural system after modification, repair or strengthening must have a complete lateral load resisting system with a continuous load path for the transfer of seismic forces from the building to the foundation (SFBC, UBC, SHBC, UCBC).

2. New structural materials must conform to current requirements (SFBC, UBC, SHBC, UCBC).
3. The seismic force level used in the design process must provide an appropriate level of life-safety (SFBC, UBC, SHBC, UCBC).
4. All construction work must comply with current codes, regulations and standards (SFBC, UBC, SHBC, UCBC, FEMA Guidelines).

The 1989 San Francisco Building Code (SFBD) is the appropriate standard for the seismic repair of the City Hall.

The following seismic repair criteria developed and recommended are based on the San Francisco Building Code, and on sound engineering practice:

1. Attain modern life-safety standards with regard to both the primary structural and non-structural elements.
2. Provide complete load-paths, without discontinuities, for earthquake induced forces.
3. Provide protection for historic elements from future earthquake damage.
4. Reduce to a minimum the impact of the repair and strengthening program on the building's historical interiors and exterior facade.
5. Minimize disruption to the occupants.
6. Provide a cost effective repair solution.

## SEISMIC REPAIR

The proposed seismic repair of the San Francisco City Hall conforms with the 1989 SFBC, Section 104(f) and Chapter 23, and involves the key elements of the entire structure. There are two basic methods for repair. The first is base isolation and the second is a conventional fixed base method. Base isolation is a method by which the building is uncoupled from the horizontal ground motion during an earthquake. This uncoupling is achieved by installing

isolator bearings under the building. The isolator bearings also dissipate earthquake energy. As a result the earthquake forces experienced by a base isolated building are significantly reduced compared to a conventionally upgraded building. Some strengthening of the superstructure is still required in a base isolated building. With the conventional schemes, the building is strengthened by adding much heavier shear walls, or steel braces, or steel moment frames. Earthquake repair options considered for the City Hall include:

Option A: Base Isolation

Option B: Fixed Base/Shear Walls

Option C: Fixed Base/Braced Frames

Option D: Fixed Base/Flexible Story Moment Frames

Option A (Base Isolation) and Option B (Fixed Base/Shear Walls) were selected based on performance criteria and disruption issues for further development and for cost estimates.

#### RECOMMENDED SEISMIC REPAIR SCHEME

Seismic repair of City Hall will include an upgrade of the structure as required by the San Francisco Building Code. The base isolation scheme best meets the repair criteria objectives, and is recommended as providing the most favorable performance for the least cost relative to the three other repair options studied. The primary advantages of the base isolation scheme include:

- Significantly reduced seismic response
- Minimum alteration of interior public spaces
- Minimum disruption of important historic features
- Minimum structural work on the dome
- Minimum damage to architectural finishes during future earthquakes.

The base isolation scheme is likely to reduce the clear story height at the ground floor by about 2-1/2 feet. The final design will attempt to minimize the impact of this height reduction by using architecturally sympathetic ceiling details.

The major components of the base isolation repair scheme are listed in 12 categories in Table 1. The work is listed in order of importance progressing from key life-safety work to that involving key damage prevention. The most important component is the installation of the complete primary structural-isolation system, which includes the walls and isolators. The next step is the work to brace the dome and to transfer dome forces. This work is followed by replacement and repair of URM and HCT walls, and floor repair and bracing. The repair of architectural finishes is last.

Repairs to City Hall will not have a visual impact on the exterior facade or the interior public circulation areas. The light court walls, which are not considered to be a prominent feature of the facade, will be affected by the supplemental lateral load resisting system. The base isolation scheme is shown diagrammatically in the building cross section presented in Figure 5.

#### **PHASED REPAIRS AND UPGRADE**

A phased design and construction approach will be implemented for selected portions of the building in order to expedite the repair and upgrade of the building and the dome. The initial phases of the work will be performed in areas that have the least impact on the building occupants and services.

The first phase will include repairs to the dome slabs and is scheduled to start in fall of 1991. The following phases, which may include repair and strengthening of ground and main floor walls at building corners, and the installation of bracing at the ground and main floors, are anticipated to start in November 1992.

#### **CONSTRUCTION ISSUES**

The construction work for the repair and upgrade of City Hall is complex and extensive, and at times will have an impact on the building occupants at all levels. The construction schedule will be affected by the contractor's access

to the building. A study will be conducted to develop a plan to complete the repair while maintaining partial occupancy. The intent is to develop a plan to minimize inconvenience for both the public and the city employees, commensurate with the City's budget. A less desirable alternative, a complete evacuation, would require temporary relocation of all the occupants and services during construction. The major structural repair work will temporarily have an impact on the structural capacity and stability of the City Hall, and will require temporary bracing during construction.

## SCHEDULES

The City Hall seismic repair project is anticipated to be completed in 4 to 5 years. The phased design and construction approach will expedite repair and rehabilitation of the building.

The duration of construction will depend on the level of building occupancy. It will also be affected by the potential need for asbestos abatement necessitated by the seismic repair work.

## CONSTRUCTION COST ESTIMATE

Construction cost estimates were developed for Option A (Base Isolation) and for Option B (Fixed Base/Shear Walls). These estimates are based on a completely evacuated building.

### Option A - Cost Estimate

Planned Construction Cost as of August 1991	\$ <u>83,705,000</u>
Design Contingency 10%	8,371,000
Rising Cost to Mid-point of Construction (10.5%)	<u>9,667,000</u>
Recommended Budget for Construction Commencing October 1993	\$101,743,000

## Option B - Cost Estimate

Planned Construction Cost as of August 1991	\$ 96,666,000
Design Contingency 10%	9,667,000
Rising Cost to Mid-point of Construction (10.5%)	11,165,000
Recommended Budget for Construction Commencing October 1993	<u>\$117,498,000</u>

Estimates of cost premiums are provided for two cases of limited building access during construction:

Case 1. Building remains partially occupied and work is performed during normal working hours.

Case 2. Building remains partially occupied and only night work is allowed.

The estimated cost premium for Case 1 is \$25,000,000 and for Case 2 is \$40,000,000.

Excluded from these costs are the following:

- Occupant relocations\*
- Restorations
- Upgrading the mechanical, electrical, plumbing and the fire safety systems
- Upgrading the elevators
- Upgrading for handicap access\*
- Tenant improvements
- Asbestos abatement/removal\*
- Architect/Engineer design and construction management fees\*
- Testing and inspection during construction\*

\* The funding for these items is not included in the cost estimate presented in this report. It has been allocated separately by the City and County of San Francisco.

Option A has the lowest cost compared to the conventional fixed base repair and upgrade schemes.

The implementation of all the repair and strengthening work listed in Table 1 is recommended. If financial constraints preclude the complete implementation of all the listed repair and strengthening work, then a phased repair and strengthening could be undertaken with the understanding that all of the recommended work should ultimately be completed.

## SUMMARY

The San Francisco City Hall is a monumental building of historic and architectural significance. During the past 77 years, this landmark building has served as a focal point of the San Francisco Civic Center area, and has housed numerous city and county government offices and agencies. The continued preservation of this building is warranted. Based on the findings presented in this report, the City Hall building should be repaired and upgraded to meet current seismic design standards. The base isolation scheme is the most effective method to achieve this goal, and is therefore the recommended scheme.

